



**13 Peverell Road, Porthleven, TR13 9DH**

**£280,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



## 13 Peverell Road

- TERRACED HOUSE
- THREE BEDROOMS
- CURRENTLY A SUCCESSFUL HOLIDAY LET
- OIL FIRED CENTRAL HEATING & DOUBLE GLAZING
- CLOSE TO THE BEACH AND PORTHLEVEN HARBOUR
- VIEWS OVER OPEN COUNTRYSIDE & INNER HARBOUR
- FREEHOLD
- EPC – Awaited
- COUNCIL TAX BAND B

Situated in the sought after Cornish fishing village of Porthleven, is this three bedroom, terraced house. The residence which enjoys views of the village towards open countryside and the inner harbour, benefits from central heating and double glazing. The property is currently used as a holiday let.

In brief, the accommodation comprises on the ground floor of a kitchen/diner and a lounge. On the first floor is a bathroom and two bedrooms, whilst on the lower ground floor is a utility room and a third bedroom.

Porthleven is a vibrant, picturesque fishing village and mainland Britain's most southerly port. The village is renowned for its many highly regarded restaurants, long beach, surfing, rugged coastline and clifftop walks. Community groups are thriving within the village with sports' clubs and a prize-winning brass band which can be heard echoing around the harbour on many a summer's Sunday evening.









## THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to;

### ENTRANCE AREA

With stairs down to the lower ground floor, door to the lounge and door to the lounge and door to -

### KITCHEN/DINER 11'6" x 9' (3.51m x 2.74m)

With outlook over the village, towards open countryside and the inner harbour. There are working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is a built-in oven with hob and hood over, fridge and a dishwasher. The room is dual aspect and has a rear door to the outside.

### LOUNGE 15'3" x 11'6" (plus alcove) (4.65m x 3.51m (plus alcove))

A dual aspect room with outlook towards open countryside over the village and the inner harbour, There is a feature woodburner with hearth which acts as a focal point for the room.

### STAIRS AND LANDING

Having a window to the front and doors to two bedrooms, a built-in cupboard and door to -

### BATHROOM

Comprising close coupled w.c., pedestal wash hand basin with mixer tap over, bath with mixer tap, flexible shower head and rain shower head over. The room is partially tiled, has access to the loft and a towel rail.

### BEDROOM ONE 11'6" x 9' (minus door recess) (3.51m x 2.74m (minus door recess))

With outlook over the village, towards open countryside and the inner harbour.



### BEDROOM TWO 11'6" x 10' (3.51m x 3.05m)

A dual aspect room with similar views to bedroom one.

### LOWER GROUND FLOOR

### UTILITY ROOM 13'3" x 9'6" (maximum measurements)

(4.04m x 2.90m (maximum measurements))

With window to the rear of the property and having a working top surface which has a space under for a washing machine. Door to bedroom three and door to -

### W.C.

Having a close coupled w.c. and a wall mounted wash basin.

### BEDROOM THREE 12' x 8'9" (3.66m x 2.67m)

With outlook and door to the rear of the property, This room houses the boiler.

### OUTSIDE

From the kitchen an outside flight of steps leads down to the small patio area.

### SERVICES

Mains electricity, water and drainage.

### DIRECTIONS

From our office in Fore Street, head up the hill and take the second turning on your right hand side into The Gue. Head up The Gue and at the top of the hill, turn right at the T junction on to Peverell Road. The property will be found after a short distance on your right hand side.

### VIEWING

To view this property, or any other property we are offering for sale, please call the number on the reverse of the details.







### **COUNCIL TAX**

Council Tax Band B.

### **CONSERVATION AREA**

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

### **MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

### **ANTI-MONEY LAUNDERING**

We are required by law to ask all purchasers for verified ID prior to instructing a sale

### **PROOF OF FINANCE - PURCHASERS**

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

### **DATE DETAILS PREPARED**

6th March 2025





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.





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