



**4 St. Elvan Crescent, Porthleven, TR13 9NA**

**£284,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

## 4 St. Elvan Crescent

- DETACHED THREE BEDROOM BUNGALOW
- SOUGHT AFTER LOCATION
- GARAGE, DRIVEWAY AND ENCLOSED GARDEN
- RURAL OUTLOOK FROM THE REAR
- LPG GAS CENTRAL HEATING
- GREAT OPPORTUNITY TO CREATE A FAMILY OR RETIREMENT HOME
- FREEHOLD
- COUNCIL TAX C
- EPC F 25

Cherished by its last owners for nearly five decades, this detached three-bedroom bungalow is set within a highly sought-after residential area within the ever popular coastal fishing village of Porthleven. Known for its strong sense of community and coastal charm, the location also enjoys a lovely rural outlook from the rear, giving the home a wonderfully tranquil feel.

Now ready for its next chapter, the property offers an exciting opportunity for new owners to place their own stamp on it and create a home perfectly suited to modern living—whether for a young family or those seeking a relaxed or active retirement.

Inside, the accommodation includes a kitchen/breakfast room, a useful side porch, a light lounge with a large picture window to the front, three bedrooms, and a recently refitted shower room. The gardens are designed to be low maintenance, with the rear garden safely enclosed, ideal for children and pets, while a driveway and garage provide convenient parking and storage.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

.







#### **OBSCURED DOOR AND SIDE SCREEN TO**

#### **HALLWAY**

With fitted carpet, radiator, linen cupboard housing Worcester gas combi boiler, loft access and doors to various rooms.

#### **KITCHEN 16'6" x 6'5" (5.03m x 1.96m)**

With tiled floor fitted with a range of base and wall units including a larder style cupboard with work surfaces over, stainless steel sink and drainer and mixer tap, space and plumbing for washing machine and space and point for gas oven. Window to side and obscured UPVC door to

#### **SIDE PORCH 5'6" x 3' (1.68m x 0.91m)**

With windows to front and side and door to rear accessing the driveway.

#### **LOUNGE 15'9" x 9'9" (4.80m x 2.97m)**

With fitted carpet, picture window to front, coal effect gas fire and radiator.

#### **BEDROOM ONE 11'9" x 9'9" (3.58m x 2.97m)**

With fitted carpet, window to rear overlooking the garden offering rural views and radiator.

#### **BEDROOM TWO 9'8" x 8'9" (2.95m x 2.67m)**

With fitted carpet, window to rear overlooking the garden offering rural views and radiator.

#### **BEDROOM THREE 8'4" x 6'6" (2.54m x 1.98m)**

Fitted carpet, window to side and radiator.

#### **SHOWER ROOM 7' x 5'2" (2.13m x 1.57m)**

Having been recently updated this is a lovely modern shower room with walk-in shower, wash hand basin in vanity unit, high rise W.C., chrome effect ladder style radiator, obscured window to side and practical and attractive aqua panelling fitted to the walls.

#### **OUTSIDE**

A driveway provides for off road parking and leads to the

### **GARAGE**

With up and over door, power and light and pedestrian access door to the side.

### **GARDENS**

To the front is a pretty tiered garden designed to be low maintenance and attractive stocked with plants, shrubs and flowers including a beautiful pink Camelia. The rear garden is low maintenance being laid to patio with a useful timber shed and side access to the garage. The rear garden is fully enclosed offering a safe area for children and pets.

### **AGENTS NOTE**

A structural engineers report is available upon request. The report concludes that the property appears to be clear of significant structural issues however some limited building work and or specialist repairs may be required. The report also confirms that the property is suitable for mortgage lending purposes.

### **SERVICES**

Mains electric, water, drainage and LPG gas.

### **COUNCIL TAX**

Council Tax Band C.

### **DATE DETAILS PREPARED.**

8th December 2025.

### **WHAT3WORDS**

germinate.whips.rant

### **MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit -

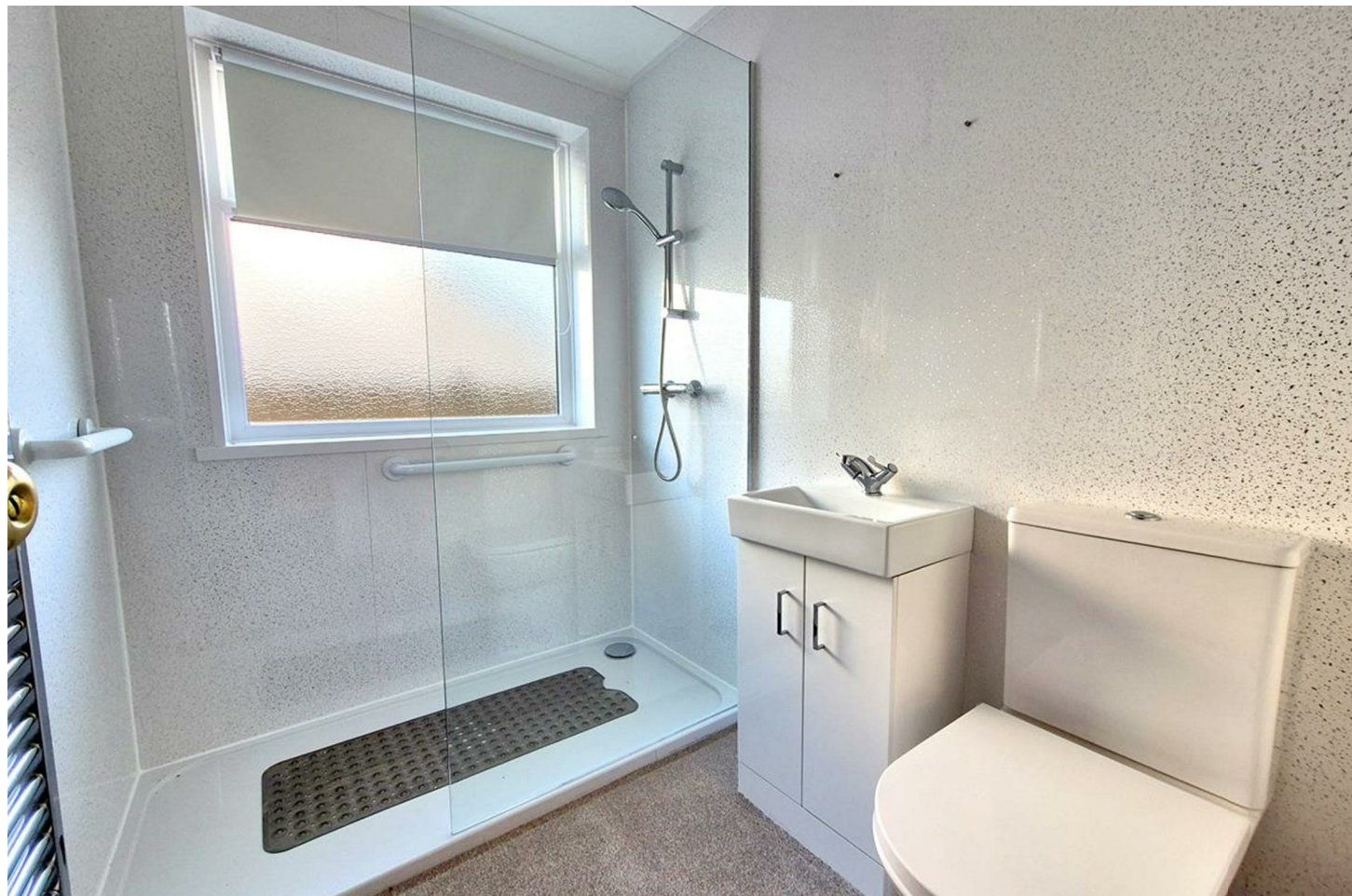
<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

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

### **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.







| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         | 63                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 25      |                         |
| (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 a property or any other figures of 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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