



9 Tolponds Road, Porthleven, TR13 9LZ

£310,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS



## 9 Tolponds Road

- DETACHED BUNGALOW
- TWO BEDROOMS
- OIL FIRED CENTRAL HEATING
- GARAGE AND PARKING
- DOUBLE GLAZING
- FREEHOLD
- COUNCIL TAX BAND C
- EPC F-31

Situated on the outskirts of the sought after Cornish fishing village of Porthleven, is this two bedroom detached bungalow. The residence, which benefits from oil fired central heating and double glazing enjoys fantastic views over open countryside and towards Tregonning Hill in the distance. In need of some updating to realise its full potential. There are gardens to the front and rear, whilst to the side a driveway provides parking for a number of cars and leads to a garage.

In brief, the accommodation comprises an entrance area, w.c., kitchen, lounge/diner, shower room and two bedrooms.

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)**

**STEPS UP AND DOOR TO ENTRANCE AREA**

**ENTRANCE AREA**

With an opening to the kitchen and a door to the w.c.

**W.C.**

Comprising a close coupled w.c., wall mounted wash basin and space for a washing machine. There are tiled walls and a frosted window to the side.

**KITCHEN 9'9" x 9'3" (2.97m x 2.82m)**

Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space for an oven, with built-in hob over, space for a fridge and the room houses the boiler. There are built-in cupboards, tiled walls and an outlook to the side and a door with steps down to the side and opening to the hall.

**HALL**

With doors to both bedrooms, access to the loft, door to the shower room and a door to the lounge.

**LOUNGE 16'9" x 9'9" (5.11m x 2.97m)**

Enjoying fantastic views over open countryside and towards Tregonning Hill in the distance. The room has a feature fireplace (not known if in working order).

**SHOWER ROOM**

Comprising shower cubicle, w.c. with concealed cistern, wash basin with mixer tap over and cupboards under and there are tiled walls. There is a heated towel rail and frosted window to the side.



**BEDROOM ONE** 12'11" x 8'0" to front of built-in furniture  
(3.94m x 2.44m to front of built-in furniture)

Having an array of built-in bedroom furniture and patio doors to the conservatory.

**CONSERVATORY** 11'9" x 7'3" (3.58m x 2.21m)

A triple aspect room with an outlook over the rear garden and patio door to the outside. There is a tiled floor and tiled walls.

**BEDROOM TWO** 9'9" x 8'9" (2.97m x 2.67m)

With an outlook to the rear garden.

#### **GARAGE**

Having an up-and-over door.

#### **SERVICES**

Mains electricity, water and drainage.

#### **DIRECTIONS**

From our office in Fore Street Porthleven, head to the top of the hill and turn left onto Torleven Road. Follow Torleven Road to the top of the hill, passing Porthleven primary school on your right hand side and continue along Torleven Road as the road levels, over the mini roundabout and as the properties finish on your left hand side, take the left hand turning onto Tolponds Road. Follow the road down the hill and the property will be found after a short distance on your left 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 C.







#### **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

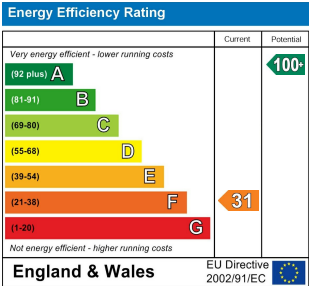
#### **PROOF OF FINANCE - PURCHASERS**

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.**

30th July 2025





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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