



**3 Forth Scol, Porthleven, TR13 9GA**

**£244,750 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



### 3 Forth Scol

- TWO BEDROOMS
- TERRACED
- GARAGE
- GARDEN
- DOUBLE GLAZING
- FREEHOLD
- COUNCIL TAX BAND B
- EPC C76

Located in the heart of the Cornish fishing village of Porthleven is this two bedroom terraced house. The residence, which benefits from air source heat pump central heating and double glazing, is well proportioned and presented for sale in good decorative order. To the outside there are gardens to the front and rear which are hard landscaped for ease of maintenance and a garage is located close by.

The property benefits from solar panels which we are advised are owned outright by the vendor.

In brief, the accommodation comprises a hall, lounge, kitchen/diner and to the first floor there is a 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. Local amenities include shops, restaurants, Public Houses, galleries, supermarket, doctors' surgery and a well regarded primary school.

**THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

**DOOR TO**

**HALL**

With stairs to the first floor and door to

**LOUNGE 16'3" x 9'9" (plus under stairs area) (4.95m x 2.97m (plus under stairs area))**

With outlook to the front. Door to

**KITCHEN/DINER 13' x 9'6" (3.96m x 2.90m)**

Comprising working top surfaces incorporating a sink unit with drainer, cupboards and drawers under and wall cupboards over. There is a built in oven with hob and hood over and a washing machine. There is a tiled floor, partially tiled walls and an outlook and door to the rear garden.

**STAIRS AND LANDING**

With access to the loft, doors to both bedrooms and door to



### SHOWER ROOM

Comprising large walk in shower with both rain and flexible shower heads, close coupled w.c. and a pedestal wash hand basin with mixer tap over and cupboards under. There is a heated towel rail and spotlighting.

**BEDROOM ONE** 13' narrowing to 9'9" x 9'9" (minus door recess) (3.96m narrowing to 2.97m x 2.97m (minus door reces))

Outlook to the front.

**BEDROOM TWO** 11'3" x 9'3" (3.43m x 2.82m)

Having built in wardrobes and an outlook to the rear.

### OUTSIDE

There are gardens to the front and rear of the property which are mainly hard landscaped for ease of maintenance. There is a garage which is located within a terrace of garages nearby to the property and to the rear of the residence.

### AGENTS NOTE ONE

We are advised there is a covenant on the property which would stop the residence being used as a holiday let.

### AGENTS NOTE TWO

We are advised that the road to the rear of the property is a private road and is unadopted. 3 Forth Scol has a right of way over this road to access the garage.

### SERVICES

Mains water, drainage and electricity.

### VIEWING

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







## **DIRECTIONS**

From our Porthleven office proceed up Fore Street and at the top of the road follow the road around to the right. Take the first turning on your right hand side into Thomas Terrace, head down the hill and then follow the road around to the right and after a turning on your left you will come to a terrace of houses on your left hand side where the property will be located.

## **COUNCIL TAX BAND**

Band B

## **MOBILE AND BROADBAND COVERAGE**

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 REGULATIONS - PURCHASER**

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

## **PROOF OF FUNDS - 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**

5th September 2024







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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