



15 Thomas Street, Porthleven, TR13 9DG

£275,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

15 Thomas Street

- TWO BEDROOMS
- TERRACED COTTAGE
- IMMENSE CHARM AND CHARACTER
- OUTBUILDING
- SMALL COURTYARD
- FREEHOLD
- COUNCIL TAX BAND A
- EPC F31

Situated in the heart of the sought after Cornish fishing village of Porthleven is this two bedroom, terraced cottage of immense charm and character. Presented for sale in excellent decorative order, the residence benefits from double glazing and has an attractive kitchen and bathroom.

In brief, the accommodation is arranged over three levels and comprises a lounge which is accessed from the street level, two bedrooms on the first floor and a kitchen/diner and bathroom on the lower ground floor.

To the outside and to the rear of the property is a small courtyard and a small utility outbuilding as well as a useful shed.







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 (DIMENSION APPROX)

STEPS UP AND DOOR TO

LOUNGE 15' x 12'6" (average measurements) (4.57m x 3.81m (average measurements))

A dual aspect room with outlook to the front and rear. The room has a beamed ceiling, coat/boot store, exposed floor boards and a feature fireplace with wood burner on a stone hearth acts as a focal point for the room.

Stairs to the first floor and stairs descend down to

KITCHEN 11'6" x 9'3" (3.51m x 2.82m)

An attractive kitchen comprising working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space for an oven, fridge/freezer and a built in dishwasher. The room has a tiled floor, partially tiled walls and a beamed ceiling. There is a dining area, window and stable style door to the rear courtyard. Door to

SHOWER ROOM

With walk in shower cubicle, tiled floor, beamed ceiling, pedestal wash hand basin, built in cupboards and obscured window to the rear.

FIRST FLOOR

LANDING

With doors to both bedrooms.

BEDROOM ONE 10'6" x 8'6" (3.20m x 2.59m)

With outlook to the front, built in wardrobes and exposed floorboards.

BEDROOM TWO 6'6" x 6'3" (1.98m x 1.91m)

A small bedroom with built in double wardrobe and outlook to the front and access to the loft.

OUTSIDE

To the rear of the property is a small courtyard with patio area and hard landscaped for ease of maintenance. There is a utility outbuilding which provides space for a washing machine and there is a useful shed on land which has been traditionally, we are advised, been used by this property.

SERVICES

Mains electricity, water and drainage.

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 office in Fore Street, proceed up the hill and follow the road around to the right and take the second turning on your right hand side into Thomas Terrace. Immediately take the first turning on your right hand side into Thomas Street and the property will be found at approximately half way up the hill on the left hand side.

COUNCIL TAX BAND

Band A

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/>

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.

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

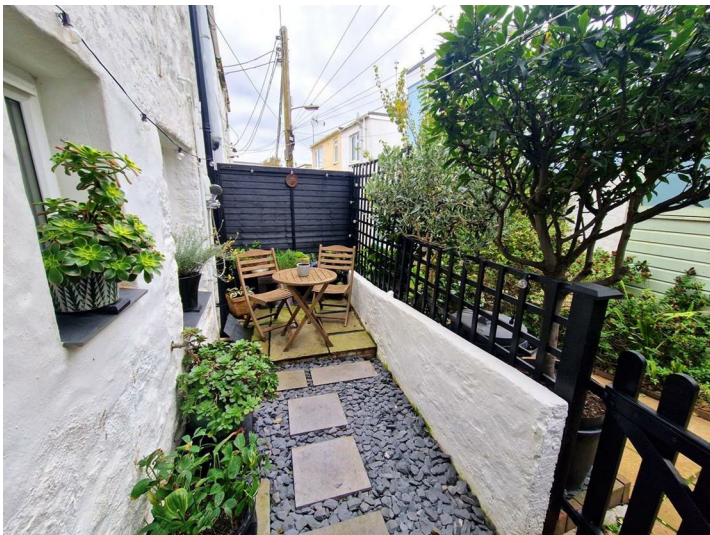
We are required by law to ask all purchasers for verified ID prior to instructing a sale.

PROOF OF FUNDS - PURCHASERS

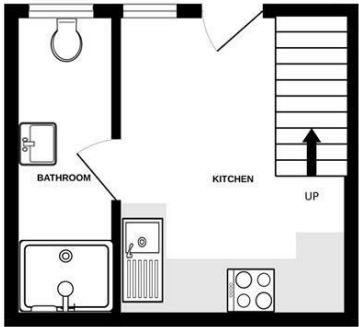
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

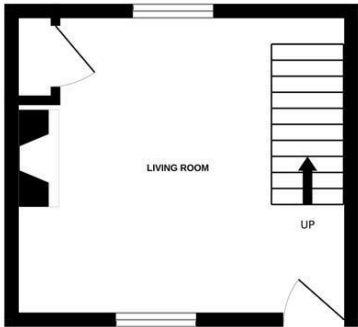
14th March 2025



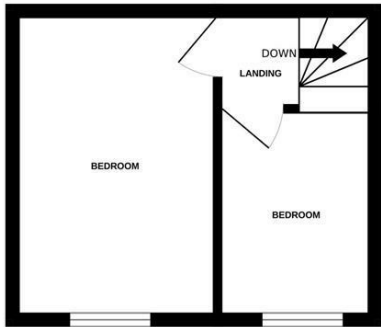
GROUND FLOOR
176 sq.ft. (16.3 sq.m.) approx.



1ST FLOOR
169 sq.ft. (15.7 sq.m.) approx.




2ND FLOOR
187 sq.ft. (17.4 sq.m.) approx.



TOTAL FLOOR AREA : 533 sq.ft. (49.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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