



7 West View, Porthleven, TR13 9LN

£320,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

7 West View

- PARKING AND GARAGE
- THREE BEDROOM FAMILY HOME IN CORNISH FISHING VILLAGE
- POPULAR RESIDENTIAL CUL-DE-SAC
- AIR SOURCE HEATING
- TERRACED GARDEN TO THE REAR OF THE RESIDENCE
- VIEWS CAN BE ENJOYED OVER PROPERTIES TOWARDS OPEN COUNTRYSIDE
- SMALL FRONT GARDEN WHICH IS LAID TO LAWN AND HAS SHRUBS
- COUNCIL TAX C
- FREEHOLD
- EPC - D 57







An opportunity to purchase a semi detached, three bedroomed family home in the Cornish fishing village of Porthleven with parking and garage.

Situated in the popular residential cul-de-sac of West View is this three bedroom, semi detached house. The residence, which benefits from oil fired central heating and double glazing, is well proportioned and enjoys views over other properties towards open countryside.

In brief, the accommodation comprises an entrance porch, hall, lounge, kitchen and utility room. On the first floor is a bathroom and three bedrooms.

To the outside at the front is a small pleasant garden which is laid to lawn and has shrubs. A driveway provides parking and leads to a garage. To the rear of the residence is a terraced garden from which views can be enjoyed over properties towards open countryside.

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:

DOOR TO:

ENTRANCE PORCH

With tiled floor and window to the front. Door to:

HALL

With stairs to the first floor and door to:

LOUNGE 14'6" x 12'6" (max measurements) (4.42m x 3.81m (max measurements))

With outlook to the front and between other properties to open countryside. The room has a wood floor and feature woodburner on a stone hearth. Door to:

KITCHEN/DINER 15'6" x 10'6" (4.72m x 3.20m)

Comprising working top surfaces, incorporating a one and half bowl sink unit with drainer, cupboards and drawers under and wall cupboards over. There is space for a dishwasher, oven with hob over, space for a fridge freezer. Partially tiled walls, an outlook to the rear garden and door to the rear garden.

Steps down to:

UTILITY ROOM 7'6" x 7'6" (2.29m x 2.29m)

Outlook to the rear garden and there is a working top surface with space under for a washing machine and cupboards. Door to:

GARAGE

With up-and-over door.

STAIRS AND LANDING

With doors to various rooms, window to the side, access to the loft and having a built-in cupboard.

BATHROOM

Comprising bath with a shower over, pedestal wash hand basin and a close coupled w.c. There are tiled walls, a tiled floor and a frosted window to the rear.

BEDROOM ONE 14' x 9'3" narrowing to 8'3" (4.27m x 2.82m narrowing to 2.51m)

With outlook to the rear.

BEDROOM TWO 11'3" x 9' (narrowing to 8'3") (3.43m x 2.74m (narrowing to 2.51m))

With built-in cupboards and outlook to the front.

BEDROOM THREE 8' x 7' (2.44m x 2.13m)

With outlook to the front.





OUTSIDE

To the front is a small pleasant lawned area with shrubs and a driveway provides parking, which leads to the garage. The rear garden is terraced and has views, over other properties, to open countryside.

SERVICES

Mains electricity, water and drainage. Air source heating.

DIRECTIONS

From our Porthleven office, proceed down Fore Street towards the harbour and cross the harbour head with the Kota Koi restaurant on your right hand side. Following the road around to the right onto Methleigh Bottoms and take the turning on your right hand side, just passed Porthleven football field. Head along Mill Lane, passing the Out of the Blue pub and turn left into Mill Close. Follow this road along and the road becomes Penponds Road, follow the road around to the right and take the first turning on your right hand side into West View. 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 these 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

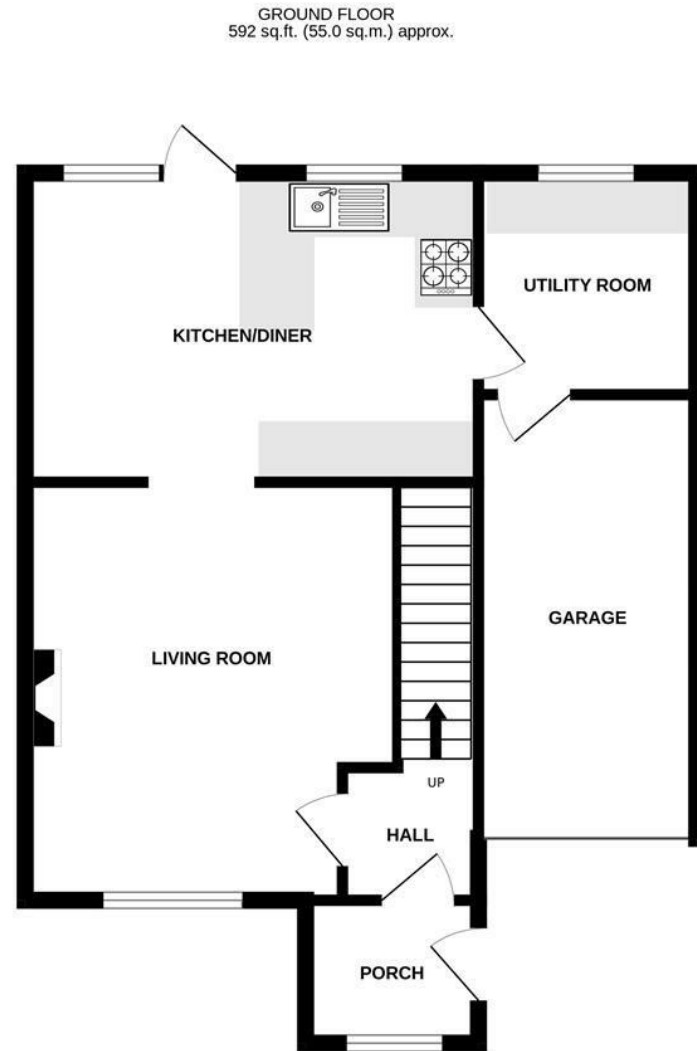
PROOF OF FINANCE - PURCHASERS

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 January 2025





TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.

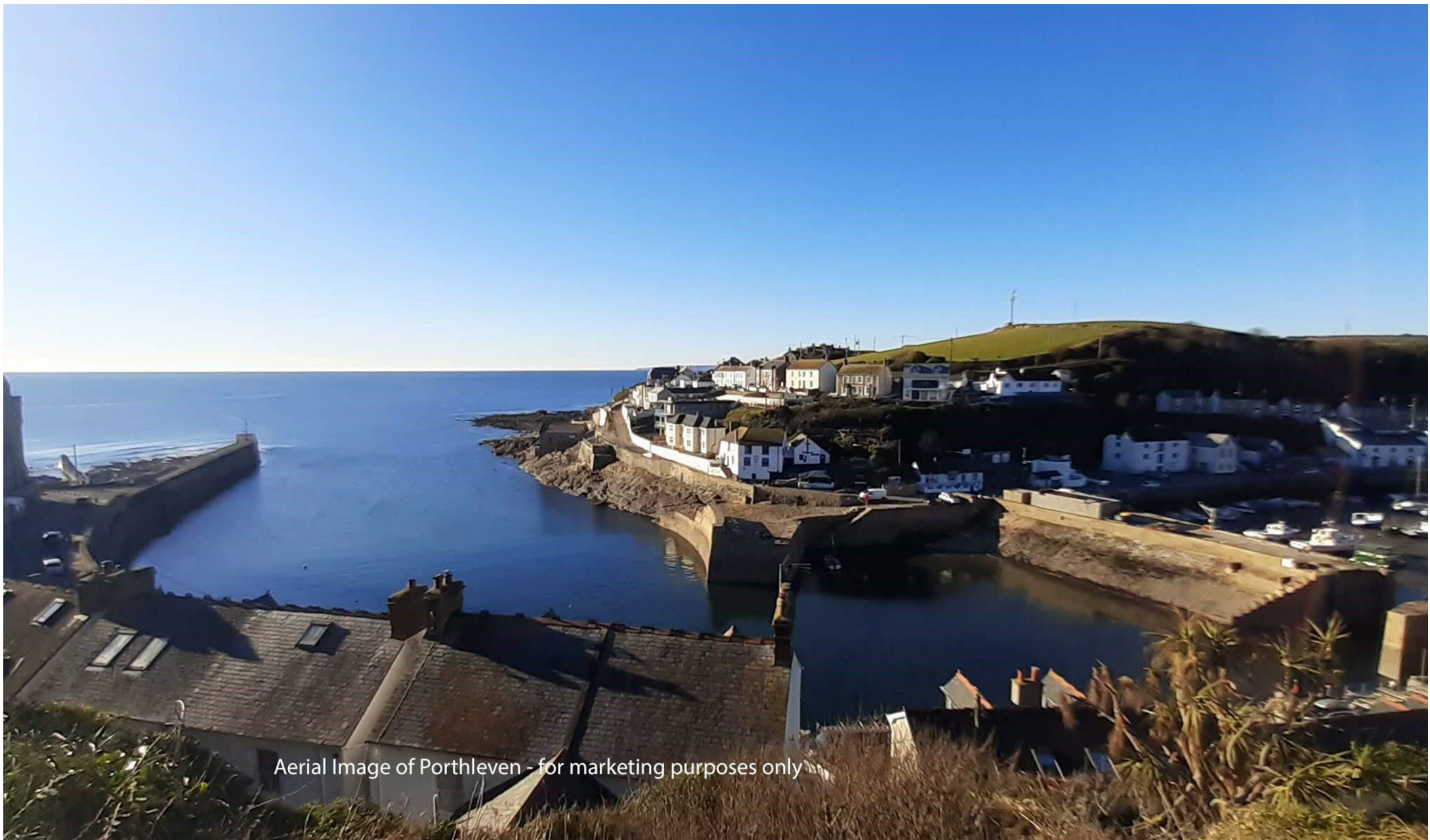
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Aerial Image of Porthleven - for marketing purposes only

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