



11 Peverell Road, Porthleven, TR13 9DH

£260,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

11 Peverell Road

- TERRACED HOUSE
- TWO BEDROOMS
- BEAUTIFULLY PRESENTED
- FAR REACHING VIEWS
- SMALL ENCLOSED COURTYARD
- CELLAR
- COUNCIL TAX BAND B
- FREEHOLD
- EPC - E54

Enjoying an elevated position with far reaching views over the village and towards the inner harbour, is this two bedroom, terraced house. The beautifully presented residence, which is currently run as a successful holiday let, benefits from double glazing and oil fired central heating.

In brief, the accommodation comprises an entrance area, kitchen/diner and, completing the ground floor, a lounge. On the first floor 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

ENTRANCE AREA

With understairs cupboard, door to the lounge and opening to

KITCHEN/DINER 11'6" x 8'9" (3.51m x 2.67m)

Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is a built-in oven with hob and hood over and space for a dishwasher and fridge. The room is dual aspect with French doors opening on to a small raised terraced area. Views can be enjoyed over the village, towards the inner harbour and open countryside in the distance.

LOUNGE 13'9" x 13' (max measurements) (4.19m x 3.96m (max measurements))

A dual aspect room with outlook over the village towards Fore Street Chapel and open countryside beyond. There is a wood burner on a tiled hearth which acts as a focal point for the room.

STAIRS & LANDING

With outlook to the front and doors to all remaining rooms.

SHOWER ROOM

Comprising a large walk-in shower, pedestal washbasin and a close coupled W.C. There is a towel rail, partially tiled walls, a built-in cupboard and a frosted window to the rear. There is access to the loft.

BEDROOM ONE 12'11" x 8'0" plus door recess (3.96m x 2.44m plus door recess)

A dual aspect room with outlook over the village, towards the inner harbour and open countryside in the distance.

BEDROOM TWO 11'6" x 8'11" minus door recess (3.51m x 2.74m minus door recess)

With outlook over the village, towards the inner harbour and open countryside beyond.

OUTSIDE

To the front of the property is a small enclosed courtyard, whilst to the rear is a raised terraced area with steps down to the rear courtyard.

CELLAR 22' x 11'3" max measurements (6.71m x 3.43m max measurements)

A useful extra space which houses the boiler and has a utility area with space for a washing machine.

DIRECTIONS

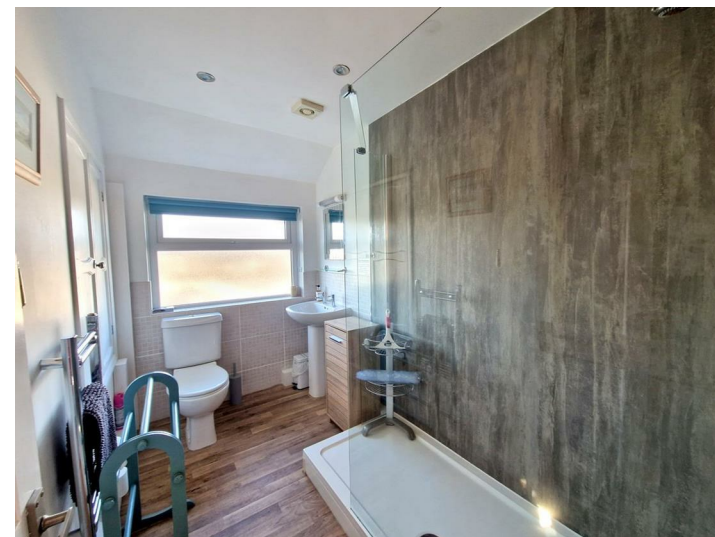
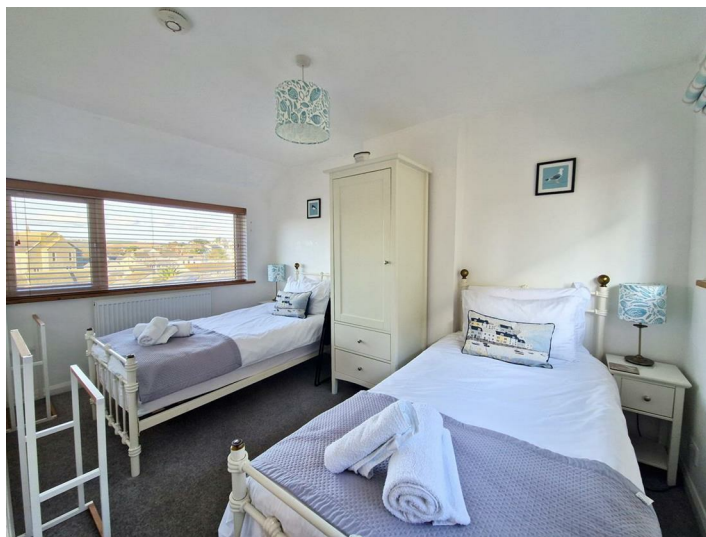
From our office in Fore Street, head up the hill and take the second turning on your right hand side into The Gue. Head up The Gue and at the top of the hill, turn right at the T junction on to Peverell Road. The property will be found after a short distance on your right hand side.

VIEWING

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

AGENTS NOTE ONE

We are advised that there is a pedestrian right of way over the rear courtyard in favour of a neighbouring property.





AGENTS NOTE TWO

We are advised that Pilchard Cottage benefits from a right of way over the rear courtyard of number 9 Peverell Road.

AGENTS NOTE THREE

We are advised that there is a building being erected close by which is now nearing completion.

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.

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/>

COUNCIL TAX BAND

Council Tax band B.

DATE DETAILS PREPARED.

18th November, 2024.

ANTI-MONEY LAUNDERING

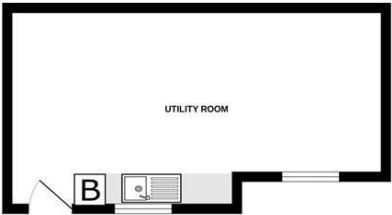
We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

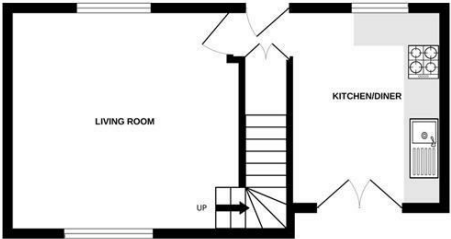
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.



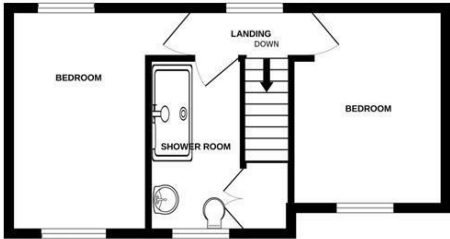
GROUND FLOOR
239 sq.ft. (22.2 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



2ND FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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		
(81-91) B		
(69-80) C		78
(55-68) D	54	
(39-54) E		
(21-38) F		
(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 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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