



1 Treza Road, Porthleven, TR13 9NB

£340,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

1 Treza Road

- DETACHED BUNGALOW
- THREE BEDROOMS
- VIEWS TOWARDS OPEN COUNTRYSIDE
- FRONT & REAR GARDENS
- GARAGE
- FREEHOLD
- COUNCIL TAX BAND C
- EPC - D55

Situated in the popular residential area of Treza Road in the Cornish fishing village of Porthleven is this three bedroom detached bungalow. The residence, which benefits from double glazing and night storage heating, enjoys views over other properties towards open countryside and has gardens to the front and rear. A driveway to the side provides parking for a number of vehicles and leads to the garage.

In brief, the accommodation comprises a kitchen/diner, lounge, bathroom and three 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)

Step up and door to;

KITCHEN/DINER 14'6 x 10' (4.42m x 3.05m)

A dual aspect room with patio doors to the front with obscured glazing. The kitchen comprises working top surfaces incorporating sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is a built in double oven, partially tiled walls and a tiled floor. Door to;

HALLWAY

With access to the loft and having a built in cupboard housing a water tank with immersion heater. Doors to all remaining rooms.

LOUNGE 15'9 x 10' (4.80m x 3.05m)

With outlook to the front, over other properties to open countryside. There is a feature fireplace with surround, hearth and mantle over.

BEDROOM ONE 11'9 x 9'9 (3.58m x 2.97m)

With outlook to the rear.

BEDROOM TWO 10'0"x 8'9" plus door recess (3.05mx 2.67m plus door recess)

Outlook to the rear.

BEDROOM THREE 8'9 x 6'9 (2.67m x 2.06m)

Currently housing built in bunk beds and an outlook to the side.

BATHROOM

Comprising a close coupled W.C, pedestal wash basin and a bath with shower over. There is tiled walls and a frosted window to the side.

OUTSIDE

There are gardens to the front and rear of the property with the front garden being mainly laid to lawn. A driveway to the side provides parking for a number of vehicles and also leads to a garage. The rear garden is arranged over different levels and is hard landscaped for ease of maintenance. The rear garden would seem an ideal location to sit back, relax and enjoy the views over other properties towards open countryside.

SERVICES

Mains electricity, water and drainage.

DIRECTIONS

From our Porthleven office head down Fore Street towards the harbour and along the harbour head passing the Kota Kai Restaurant on your right hand side. Follow the road along to the right heading away from the harbour on Methleigh Bottoms and proceed along this road taking the turning on your right hand side into Mill Lane just past Porthleven Football Club. Head along Mill Lane and turn left into Mill Close. Follow the road along and the road becomes Penponds Road. Continue and follow the road around to the right, head up the hill and take the first turning on your left hand side into Treza 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 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

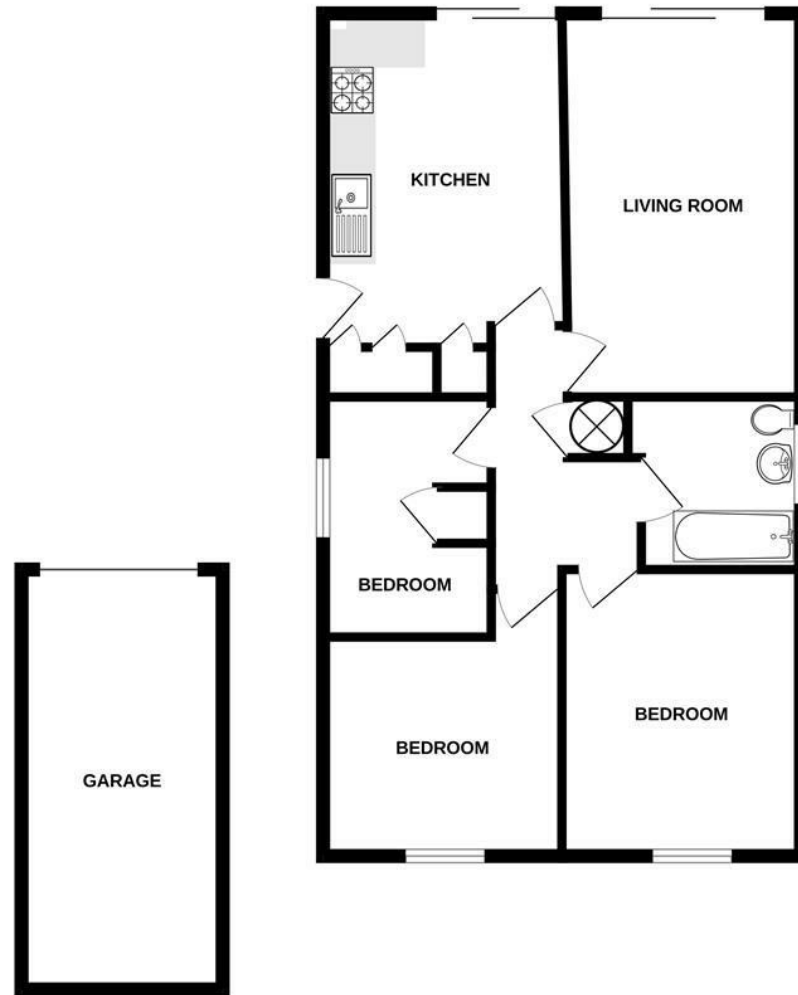
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

10th January, 2025.



GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(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 a property or any other figures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fence and gate details cannot have their accuracy guaranteed for intending purchasers. Lesser 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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