



Atlantic View Peverell Terrace, Porthleven, TR13 9DZ

£495,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Atlantic View Peverell Terrace

- SEMI-DETACHED THREE BEDROOM PROPERTY
- SUCCESSFUL HOLIDAY LET
- FAR REACHING SEA & COASTAL VIEWS
- OPEN PLAN LOUNGE/DINER
- TWO EN SUITE BEDROOMS
- RAISED TERRAED AREA
- FREEHOLD
- EPC D63
- COUNCIL TAX EXEMPT

Situated in the sought after Cornish fishing village of Porthleven in the well regarded area of Peverell Terrace is this semi detached, three bedroom character property. The residence, which benefits from oil fired central heating and double glazing, enjoys far reaching views over other properties towards the rugged Cornish coastline and out to sea.

In brief, the accommodation, which is arranged in reverse level layout to take full advantage of the fine outlook, comprises, on the ground floor an entrance area, hall, bathroom and three bedrooms, two of which benefit from en suite shower rooms. On the first floor is a fabulous open plan lounge/diner and a kitchen/diner.

Currently run as a successful holiday let and therefore benefiting from small business tax relief, details of the holiday letting listing can be found at <https://www.cornishhorizons.co.uk/cottage/oc-14698-atlantic-view> The vendor advises us that the contents of the property are available for purchase subject to separate negotiation.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Steps up and door to -







ENTRANCE AREA

With tiled floor spotlighting and door to

HALL

With doors to all bedrooms, understairs cupboard, stairs to first floor, tiled floor, spotlighting and door to

BATHROOM

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

BEDROOM ONE 10'3" x 8'9" plus alcove (3.12m x 2.67m plus alcove)

With views over other properties and out to sea. The room has spotlighting and door to

EN SUITE

Comprising shower cubicle, pedestal washbasin with mixer tap over and a close coupled W.C. There is a tiled floor and walls, heated towel rail, spotlighting.

BEDROOM TWO 10'3" x 9'9" irregular shaped room (3.12m x 2.97m irregular shaped room)

Outlook to the side and spotlighting. Door to

EN SUITE

Comprising close coupled W.C., shower cubicle, pedestal washbasin with mixer tap over. The room has a tiled floor and walls, spotlighting and a frosted window to the side.

BEDROOM THREE 10'6" x 7'9" plus walkway (3.20m x 2.36m plus walkway)

With outlook to the rear and spotlighting.

FIRST FLOOR

LOUNGE/DINER 21'6" x 16'9" (6.55m x 5.11m)

A fabulous open plan dual aspect room with outlook to the front over other properties, out to sea and the rugged Cornish coastline. The room has both spotlighting and wall lighting, There is an opening with step down to

UPPER HALL

With access to the loft, tiled floor with door to the kitchen/diner and door to

W.C.

Comprising close coupled W.C., pedestal washbasin with mixer tap over and a tiled splashback, tiled floor, spotlighting and a frosted window to the side.

KITCHEN/DINER 15' x 10'3" (4.57m x 3.12m)

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. A range of built-in appliances include a hob with double oven under, fridge/freezer and a dishwasher. The room is dual aspect, has a tiled floor, spotlighting, partially tiled walls and French doors to the rear garden.

OUTSIDE

To the front of the property is an elevated raised terraced area which would seem ideal for al fresco dining and enjoying the fine outlook. To the rear of the property is a further large patio area and a small lawned area which houses the oil tank. There is also a small courtyard where one can find an outbuilding which is used as a utility room and is useful for beach storage and benefits from washing and drying facilities. The vendor advises us that the rear terrace is over 60 square meters whilst the front terrace is around 15 square meters.

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.

SERVICES

Mains electricity, water and drainage.

WHAT3WORDS

tomato.hamper.cans





ANTI-MONEY LAUNDERING

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

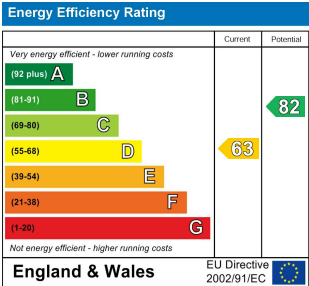
PROOF OF FINANCE – PURCHASERS

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

15th January, 2024.





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.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

CHRISTOPHERS
ESTATE AGENTS