

FOR SALE



Thomas Street, Porthleven
Guide Price £240,000

MARTIN&CO

Thomas Street, Porthleven

Guide Price £240,000

- TRADITIONAL COTTAGE
- FULL OF CHARACTER
- WOOD BURNING STOVE
- TWO BEDROOMS
- CLOSE TO HARBOUR

Situated in a highly sought after part of Porthleven and within 'a stones throw' of the harbour and village amenities is this traditional two bedroom terraced cottage.

Situated in a highly sought after part of Porthleven and within 'a stones throw' of the harbour and village amenities is this traditional two bedroom terraced cottage.

Internally the accommodation comprises a lounge on the ground floor and the kitchen/ diner, bathroom, rear porch and separate WC in the lower ground floor. The first floor provides a single and a double bedroom. Outside, to the rear of the property is a small open plan gravelled garden area.



Thomas Street is a pretty road of mostly traditional Cornish cottages, close to the centre of Porthleven, just a 5 minute walk (0.2 miles) to the historic harbour and around half a mile to the beach on Loe Bar Road.

Electric Heating and Hot Water

Wood Burning Stove

EPC E

Council Tax Band A

LOCATION

Porthleven is a picturesque, small coastal town, noted as the most southerly port in Great Britain and renowned as one of Britain's best-known surfing spots due to its powerful swells. Quaint streets and a bustling harbour lead down to the majestic granite pier and the landmark Porthleven clock tower, recognisable in many a Cornish photograph and painting! Village amenities are plentiful and include a Primary School and a variety of quaint pubs, shops and cafes around the famous harbour. Larger supermarkets and other facilities can be found around 2.5 miles away in the nearby town of Helston.



Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF
T: 01326 697696 • E: falmouth@martinco.com

01326 697696

<http://www.martinco.com>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

