

EPC: D

Portheast Way, Gorran Haven, St. Austell

Asking Price: £425,000

Miller Countrywide













A great opportunity to acquire a detached four bedroom detached bungalow in a tucked away position within the popular Cornish seaside village of Gorran Haven, offering driveway parking, single garage, garden and available chain free.

The bungalow offers an entrance hallway, living room, dining room, kitchen, utility room, four bedrooms, bathroom, wc and lean to and garage. To the front of the property is parking for several vehicles with potential to create more should a new owner wish to do so by utilising the area of garden. To the rear of the property is an enclosed garden laid mainly to lawn with an area of decking.

The bungalow is serviced by mains water, drainage and electric with oil fired central heating and uPVC double glazing. The bungalow also benefits from solar panels which are owned by the property along with a feed in tariff which generates apx £350 per quarter. Council Tax - D. EPC - D.

Gorran Haven is a peaceful Cornish fishing village with a lovely sandy beach, spectacular coastline and gorgeous coastal path walks. Facilities within the village include a hairdressers, shop/post office, seasonal beach cafe and the Llawnroc Hotel with bar and restaurant.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





Council Tax Band: **D**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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