

FOR SALE



Helston, Cornwall
Guide Price £275,000


MARTIN&CO

Helston, Cornwall

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- MODERN TOWNHOUSE
- GATED DEVELOPMENT
- INTEGRAL GARAGE
- REAR LAWNED GARDEN
- EXCELLENT CONDITION

A three bedroom modern townhouse in the popular gated development of Gwealdues Court, located close to the centre of Helston.

A three bedroom modern townhouse in the popular gated development of Gwealdues Court, located close to the centre of Helston. The property benefits from a garage, driveway parking and a garden to the rear and is presented in excellent condition.

On the ground floor there is an entrance hall leading through to a large utility room at the rear which has access to the back garden and a door to the integrated garage plus a separate WC.



Stairs lead to the first floor where there is a light and spacious open-plan kitchen, dining area and lounge, with French windows and Juliet balconies at either end. The fully fitted kitchen is in very good condition and there is an electric feature fireplace in the lounge.

On the first floor there are two good sized double bedrooms, both with built-in wardrobes with sliding doors. The third, small bedroom, would be ideal as a study or dressing room and there is a fully fitted bathroom which is in very good condition.

EPC B

Council Tax Band C

Gas Central Heating & Hot Water

Mains Gas, Electric and Water

uPVC Double Glazing

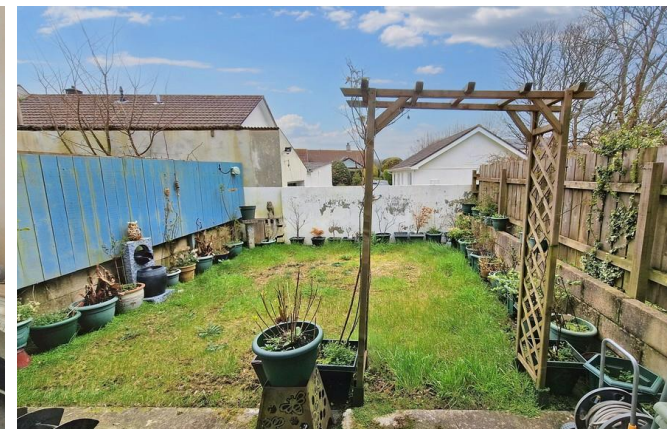
Integral Garage

Rear Garden with patio and lawn

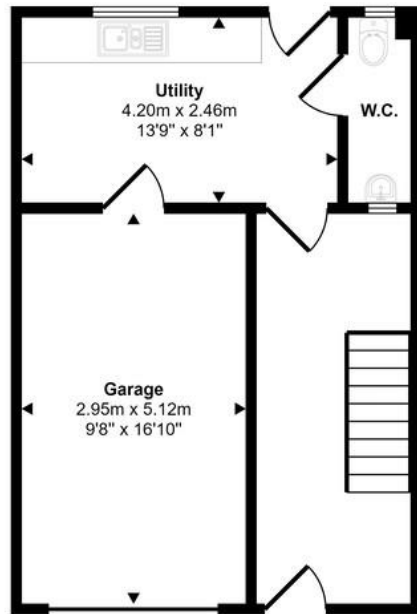
There is an annual maintenance charge for the development to cover the maintenance and electricity of the communal areas – we believe this to be in the region of £100.

LOCATION

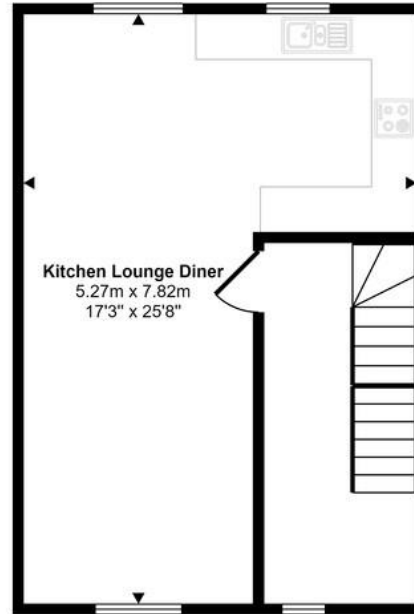
The most southerly town in Great Britain, Helston is a bustling traditional Cornish town on the Lizard Peninsula. Known globally for its annual Furry Dance (known locally as the Flora Dance), the town is full of quaint streets and stone cottages, with an array of boutiques, shops and cafes on the high street which dates back to medieval times. Nestled in beautiful Cornish countryside, the town is well located for exploring the coast, with the fishing port of Porthleven a short drive away along with the stunning beaches of Kynance Cove, Gunwalloe and Poldhu.



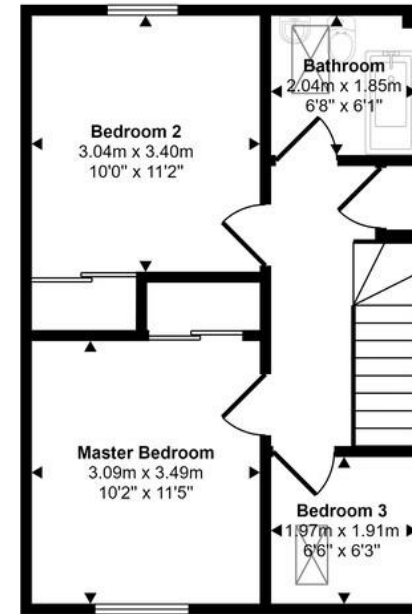
Approx Gross Internal Area
122 sq m / 1313 sq ft



Ground Floor
Approx 40 sq m / 433 sq ft



First Floor
Approx 41 sq m / 442 sq ft



Second Floor
Approx 41 sq m / 438 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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.