

**FOR SALE**



**The Willows Mews, Helston**  
**Guide Price £300,000**

  
**MARTIN & CO**

# The Willows Mews, Helston

Guide Price £300,000

- SPACIOUS ACCOMMODATION
- CARPORT & PARKING
- 4 BEDROOMS
- CENTRAL HELSTON
- REAR COURTYARD

Located only a short walk from Helston town centre, this four-bedroom townhouse provides spacious family accommodation arranged over three floors, plus parking for two cars and a rear courtyard garden.



On the ground floor, a tiled entrance hall leads to the study or fourth bedroom, a downstairs WC and a utility room. French windows lead out to the rear courtyard from the fourth bedroom and there is a large under-stairs storage cupboard.

Stairs lead up to the first floor landing with doors to the kitchen/ diner and a spacious and light lounge. There is a fully fitted kitchen and the dining area has a Juliet balcony overlooking the courtyard,

On the second floor there is a large master bedroom which has built in wardrobes and an ensuite bathroom. There is also a second bedroom and a family bathroom. Stairs lead up to the third floor where there is an L-shaped double bedroom and under eaves storage cupboard.

Gas central heating

Double glazing

Car-port with parking for two vehicles

EPC rating C

Council Tax Band D

Estate Charge for upkeep of Communal Driveway -

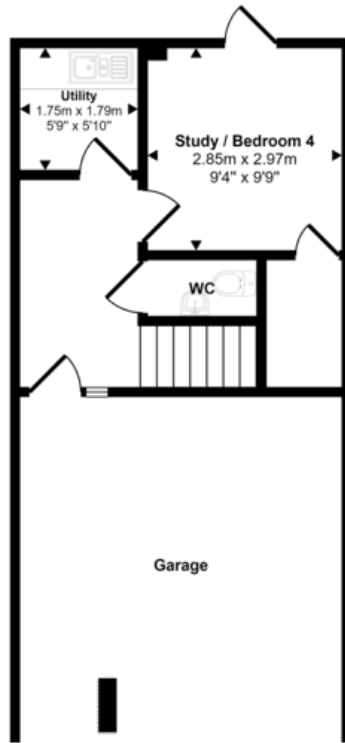
Approximately £400

#### 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.

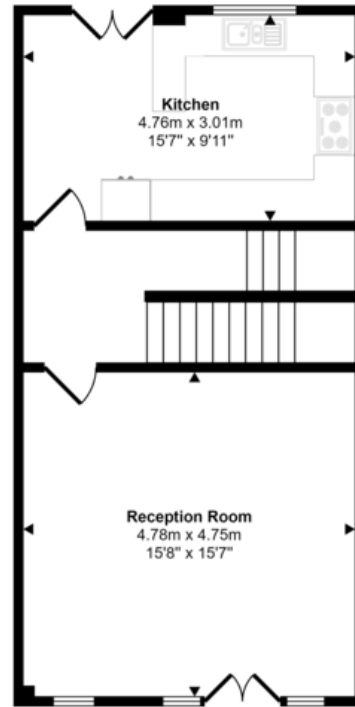


Approx Gross Internal Area  
171 sq m / 1842 sq ft

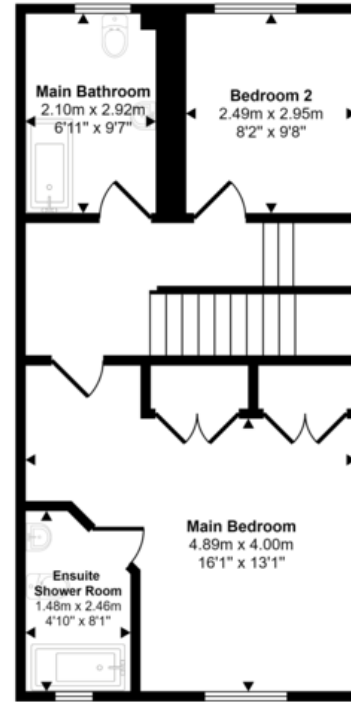


Ground Floor  
Approx 47 sq m / 507 sq ft

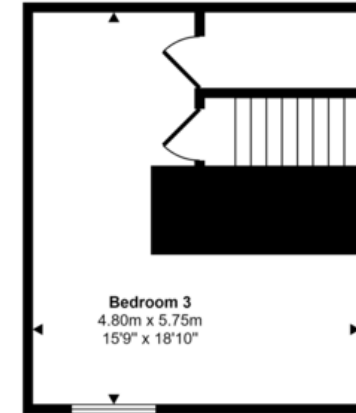
Denotes head height below 1.5m



First Floor  
Approx 48 sq m / 513 sq ft



Second Floor  
Approx 49 sq m / 524 sq ft



Third Floor  
Approx 28 sq m / 297 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.