

FOR SALE



Kew Hal An Tow, Helston
Guide Price £275,000


MARTIN&CO

Helston

Guide Price

- EXCELLENT CONDITION
- THREE DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- TWO PARKING SPACES
- CLOSE TO TOWN CENTRE

A select development of attractive stone-faced three storey houses, Kew Hal An Tow is in a tucked-away position just a short walk from Helston town centre, boating lake and Penrose Woods and is named after the famous early morning Flora Day pageant!



ACCOMMODATION

The small terrace is slightly raised about the parking and driveway, with four steps leading up to the pedestrian walkway which runs directly in front of the properties. The property comes with 2 allocated parking spaces which is rare to find in the centre of Helston.

Number 4 is a mid-terrace, three double bedroom property of around 678 sq ft. On entering there is an inner hallway with a downstairs cloakroom / WC which leads to the open plan-lounge / kitchen / diner. A light filled room with a modern fully fitted kitchen with a breakfast bar to the rear, and patio doors with additional windows either side leading out to the rear patio and garden. Please note that since the photo of the lounge was taken, the lawn which can be seen through the windows has been replaced with gravel for ease of maintenance.

The kitchen is fitted with a range of wall and base units and built in drawers, stainless steel sink and drainer, integrated oven and hob with overhead extractor fan, integrated washing machine, fridge and freezer.

Stairs lead up from the entrance hall to the first floor where there are 2 double bedrooms and a bathroom.

The bathroom is fitted with a white suite comprising a WC, wash hand basin, 'P' shaped bath with overhead shower, part tiling to walls, extractor fan and a heated towel rail.

Stairs lead up from the first floor landing to the second floor where there is a good size master bedroom with under eaves storage cupboards.

There are two allocated parking spaces, one directly in front of the property and one to the side of the driveway.



FEATURES

Double glazed windows throughout
Gas central heating and hot water
EPC B
Council Tax Band C
Two allocated parking spaces

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.

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.