

FOR SALE



Poppy Court, Helston
Offers In Excess Of £300,000


MARTIN&CO

Poppy Court, Helston

Offers In Excess Of £300,000

- PRESTIGIOUS DEVELOPMENT
- ACCESSED VIA ICONIC BRIDGE
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING
- CONTEMPORARY DESIGN

The prestigious Poppy Court development offers individual, architect-designed accommodation, accessed via an iconic bridge from Tanyard Lane.

Constructed in 2020, Somme is an ultra-modern, mid-terraced, three double-bedroom property, providing light and airy living space,

On the ground floor there is a spacious, open-plan living space with a sleek, fully fitted kitchen with integrated appliances and a useful adjoining utility room with a rear door to the parking area.

There are double doors out onto the enclosed garden from the lounge area and useful storage cupboards under the stairs.



On the first floor there is the main front door which is accessed via the iconic footbridge to Tanyard Lane. There are two double bedrooms and a family bathroom on this floor, whilst the master bedroom with ensuite shower room is on the second floor.

Externally the property enjoys an enclosed low-maintenance garden, which has a slate gravelled patio and an astro turf lawn. There is also allocated off road parking adjacent to the property.

Located on the historic British Legion site, Poppy Court was the realisation of the vision of a well-regarded local firm of designers, finished to a high standard.

Tucked away from the hustle and bustle, of the town-centre yet just a few minutes' walk from Coinagehall Street, this unique property really must be viewed to be appreciated.

Freehold

Gas central heating

Mains Gas, Electricity, Water and Drainage

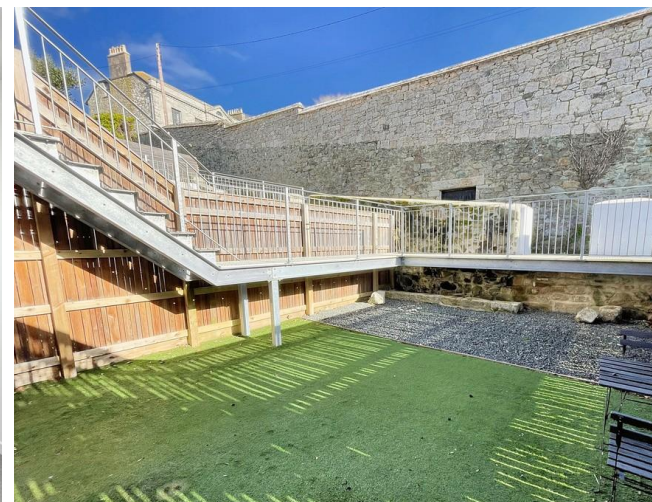
EPC B

Council Tax Band C

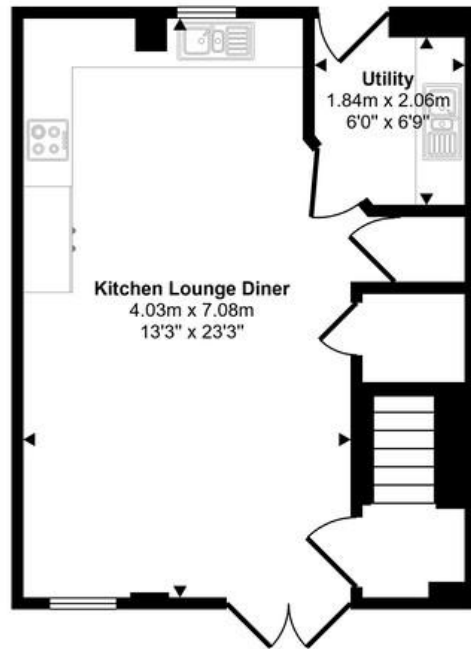
Allocated Parking for 2 Cars

LOCATION

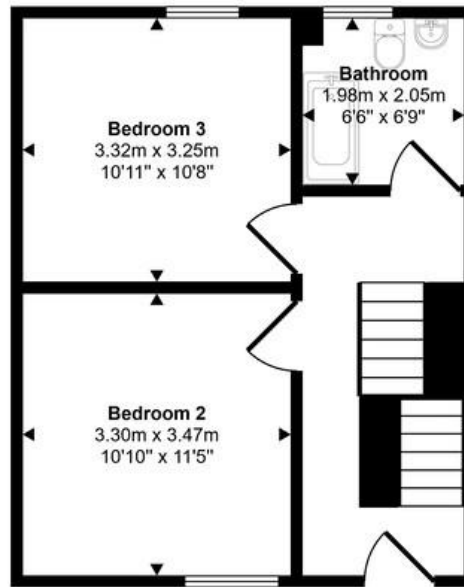
The most southerly town in Great Britain, Helston is a bustling traditional Cornish town on the Lizard Peninsula. Known globally for its annual Furry Dance (known locally as the Flora Dance), the town is full of quaint streets and stone cottages, with an array of boutiques, shops and cafes on the high 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
102 sq m / 1100 sq ft



Ground Floor
Approx 39 sq m / 415 sq ft



First Floor
Approx 37 sq m / 402 sq ft



Second Floor
Approx 26 sq m / 283 sq ft

Denotes head height below 1.5m

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.

Martin & Co Falmouth

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

01326 697696

<http://www.martinco.com>

MARTIN&CO

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.