



ON ONWARD CHAIN An opportunity to purchase a three bedroom, two bath/shower room, detached house, with the benefit of spacious accommodation, private off road parking, enclosed southerly facing rear garden and conveniently within walking distance to Helston town centre with all it's amenities on offer. Freehold. EPC C71



SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway. Living Room. Kitchen/Diner. Cloakroom. Utility Room.

FIRST FLOOR

Landing. Bedroom 1 with En Suite. Bedroom 2. Bedroom 3. Bathroom.

OUTSIDE

Private off road parking. Rear enclosed garden.

THE PROPERTY

An opportunity to purchase a three bedroom, two bath/shower room, detached house, with the benefit of spacious accommodation, private off road parking, enclosed southerly facing rear garden and conveniently within walking distance to Helston town centre with all its amenities on offer.

The property has been recently internally redecorated throughout in a neutral colour scheme, naturally complementing the home with a fresh, light and airy ambience.

Upon entering the reception hallway, doors lead off to a large living room featuring a triple bay window, together with a cloakroom, utility room and a kitchen/diner with doors leading out into the rear garden. A staircase ascends from the entrance hallway to the first floor landing where further doors lead off to two exceptionally generous double bedrooms, plus an additional single bedroom and a family bathroom. The master bedroom offers an en suite facility together with a triple aspect bay window.

This lovely family home is situated at the end of a highly regarded residential cul de sac, and offers exceptionally spacious accommodation. The detached house built circa 2005 has been traditionally built offering attractive part exposed stone/painted rendered/clad external elevations, under a pitched concrete tiled roof, UPVC double glazed

windows and warmed by gas fired central heating.

The rear enclosed garden is southerly facing naturally capturing the afternoon sunshine, whilst offering a lawn, paved patio and shingled areas. Outside water tap and external lighting connected. There is also a wooden side garden gate providing access to both front and rear aspects.

LOCATION

The historic market town of Helston stands at the gateway of the Lizard Peninsula which is Britain's most southerly point, which gives access to some of the most dramatic coastal scenery and beaches the UK has to offer. The coastal and inland villages are most picturesque which add to the overall charm of this delightful and highly regarded peninsula. Helston has an eclectic array of individual shops, well regarded schools (both junior and senior), sports centre, doctor's surgeries, pharmacies and a cinema. The area boasts some outstanding walks and scenery nearby, eg Helston's boating lake through the National Trust land towards the outstanding Loe Pool and Loe Bar with the sea nearby.

DIRECTIONS

From the centre of Helston, proceed along Wendron Street which links into Godolphin Road. Further along Godolphin Rd, Park an Harvey can be found just past Station Road on the left hand side. The property is located at the rear of the cul de sac to the left.

COUNCIL TAX BAND C

TENURE - Freehold Title

SERVICES

Mains Drainage. Mains Electricity. Mains Water. Mains Gas.

THE ACCOMMODATION COMPRISES

(All dimensions and floor plans are approximate)

The property is discreetly tucked away at the end of the residential cul de sac, where the driveway leads up to the

storm porch with a UPVC double glazed door opening into the entrance hallway.

Entrance Hallway

Radiator, window, smoke detector, telephone point and ceiling light. Staircase ascending to the first floor accommodation.

Living Room 15'5" x 14'9" plus 4'7" x 2'6" (4.70m x 4.50m plus 1.40m x 0.76m)

An exceptionally generous living room featuring a triple bay window overlooking the front aspect. Radiator, TV/telephone points, additional window and ceiling lighting. Pair of painted wooden glazed doors open into the kitchen/diner.

Kitchen/Diner 15'5" x 9'7" (4.70m x 2.92m)

An ergonomically well designed double aspect kitchen/diner which is open plan with the dining area. The galley style kitchen offers a selection of base/wall storage units, complemented by stone effect work surfaces and tiled splash backs. Inset drainer sink fitted with a mono mixer tap. Inset gas hob with an oven below and extractor canopy above. Space provided for an under counter fridge. Windows to the rear and side garden aspects. Radiator, vinyl flooring, inset ceiling lighting including a drop light above the dining area. Pair of UPVC double glazed doors open onto the rear garden.

Cloakroom 6'6" x 2'10" (1.98m x 0.86m)

Low level WC. Wash hand basin. Radiator, vinyl flooring, extractor fan and ceiling light.

Utility Room 6'2" x 5'10" (1.88m x 1.78m)

Space and plumbing provided for a washing machine with a counter top above. Wall mounted gas fired boiler providing the central heating and hot water. Vinyl flooring, extractor fan, ceiling light and UPVC double glazed door opening into the rear garden.

Staircase

Ascending from the entrance hallway to the first floor landing. A straight flight closed tread carpeted staircase,





complemented by painted newel posts, balusters and handrails.

First Floor Landing

A spacious landing area. Loft access hatch, smoke detector, storage cupboard, radiator and ceiling light. Window naturally illuminating the landing and staircase areas. Doors off to:-

Bedroom One with En Suite 12'11" x 12'2" (3.94m x 3.71m)

Two windows overlooking the rear garden. Radiator, TV/telephone points and ceiling light. Door to en suite.

En Suite 7'4" x 3' (2.24m x 0.91m)

Enclosed tiled shower unit. Pedestal wash hand basin. Radiator, vinyl flooring, shaver point and inset ceiling lighting.

Bedroom Two 12'2" x 11'6" plus 5'5" x 2'11" (3.71m x 3.51m plus 1.65m x 0.89m)

Feature triple aspect bay window, together with an additional window to the front aspect, radiator and ceiling light.

Bedroom Three 8'2" x 6' plus 4'11" x 3'6" (2.49m x 1.83m plus 1.50m x 1.07m)

Window to the front aspect. Recess provided for a

potential built in wardrobe (if required). Radiator and ceiling light.

Bathroom 8' x 6'2" (2.44m x 1.88m)

Bath fitted with a shower above and protected by a glazed splash screen. Pedestal wash hand basin. Low level WC. Window fitted with opaque glass. Vinyl flooring, radiator, extractor fan and inset ceiling lighting.

Agents Note

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Anti Money Laundering Regulations - Buyers

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