



## **Seneschall Park, Helston, TR13 8GA**

**£87,500**

50% Shared Ownership with Sanctuary Housing - A two bedroom end of terrace house in need of total renovation, located in a popular residential area, close to Helston Community College. Benefiting from one allocated parking space and gardens to front and rear. Leasehold. EPC C69.

Energy Efficiency Rating Band: C Current: 69 Potential: 86 Environmental Impact (CO2) Rating Band: Current: null Potential: null





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## SUMMARY OF ACCOMMODATION

### Ground Floor

Entrance area, living room, kitchen/dining room.

### First Floor

Shower room, bedroom one and bedroom two.

### Outside

Front garden and enclosed rear garden. Allocated parking space.

## 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.

## THE PROPERTY

A fabulous opportunity to purchase a shared ownership property, a 50% share with Sanctuary Housing, in need of total modernisation, located in a popular residential area. A light and spacious two bedroom end of terrace house, comprising kitchen with space for dining table leading to the rear garden which enjoys the morning sunshine. Stairs from the living room lead up to the first floor where there is a useful storage cupboard, two bedrooms both with built in wardrobes and a shower room. Outside there is an allocated parking space and gardens to front and rear.

Built in 1996 the property offers external rendered elevations, the porch having exposed stone, under a pitched concrete tiled roof, wooden double glazed windows and warmed throughout by a gas fired central heating system.

### Tenure - Leasehold

50% share with Sanctuary Housing. Monthly Rent £252.76. Monthly Service Charge £31.39. 71 years remaining on the lease.

### Council Tax Band - B

## DIRECTIONS

From Helston, follow the B3297 towards Redruth, go straight on at the first roundabout, at the second roundabout take the third exit into Hellescoth Way, at the next roundabout take the third exit, follow the road, turn right into Seneschall Park and first right into a cul de sac and the property can be found on the right.

## THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

The wooden front door opens into the entrance area. Telephone point. Radiator. Wooden double glazed window to front.

### Living Room 13'3" x 10'5" (4.04m x 3.18m)

A light and spacious living room with wooden double glazed window to the front. TV point. Radiator. Ceiling light. Carpeted staircase to first floor.

### Kitchen/Dining Room 13'8" x 10'8" (4.17m x 3.25m)

A selection of base and wall cupboards with granite effect work surface and tiled splashback. Electric oven with gas hob. Fridge/freezer, washing machine. Lino flooring,

radiator. Understairs storage cupboard. Plenty of space for a dining table. Wall mounted boiler (our vendor informs us this was installed in 2020). UPVC double glazed door to rear garden.

### First Floor Landing

Ceiling light. Useful storage cupboard. Loft access hatch. Doors to shower room, bedroom one and bedroom two.

### Bedroom One 13'8" into recess x 9'9" max (4.17m into recess x 2.97m max)

A dual aspect room with two wooden double glazed windows to the front. Built in wardrobe. Radiator. Ceiling light.

### Bedroom Two 9'10" x 6'11" (3.00m x 2.11m)

Double glazed window overlooking the rear garden. Built in wardrobe. Radiator and ceiling light.

### Shower Room 6'6" x 6'6" (1.98m x 1.98m)

Shower tray with half height surround and wall mounted electric shower, pedestal wash hand basin, low level WC. Radiator. Wooden double glazed window with obscured glass.

### Agents Note

The above property details should be considered as a general guide only for prospective purchasers, and do not form part of any offer, or contract and should not be relied upon as a statement or representations of fact. Olivers Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

### Anti Money Laundering Regulations - Buyers

Please note it is a legal requirement that we require verified ID and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(54-68) D		(54-68) D	
(39-53) E		(39-53) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

