



A fantastic opportunity to make your mark on this south facing three bedroom semi detached house in need of updating, with some roof top countryside views, an enclosed garden to the rear, off road driveway parking for two/three cars and an attached garage (part of which has been converted to provide an extra room). Freehold. EPC D63.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Living Room. Kitchen/Dining Room. Cloakroom. Conservatory.

### FIRST FLOOR

Landing. Bedroom One. Bedroom Two. Bedroom Three.  
Bathroom.

### OUTSIDE

Attached Garage. Driveway parking. Gardens to front and rear.

### THE PROPERTY

A fantastic opportunity to purchase this south facing three bedroom semi detached house in need of modernisation, with some roof top countryside views, an enclosed garden to the rear, off road driveway parking for two-three cars and an attached garage (part of which has been converted to provide an extra room).

The property was built circa 1980's, has painted rendered external elevations, under a pitched concrete tiled roof, UPVC double glazed windows and warmed by a gas fired central heating system. The home is further warmed during the winter months by a feature gas fireplace situated in the living room.

Upon entering the entrance hallway, a door leads off to the living room which overlooks the front aspect and offers a feature gas fireplace. The kitchen/diner is generous in size and easily accommodates space for a dining table. An opening leads into the conservatory with windows to two sides overlooking the rear enclosed low maintenance garden. The property has three bedrooms and a family bathroom.

The rear enclosed garden is paved for easy maintenance with a planted border and a raised planting bed. There is access from the rear garden to the converted garage (part of the garage has been converted to provide an extra room). The front garden has a lawn. To the side of the house is the private off road tarmac driveway.

### LOCATION

Pendeen Park is a popular residential area, ideally located for schools and sports centre. There are also woodland walks close by. 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 Beach.

### DIRECTIONS

From the Redruth Road, turn left into Water-Ma-Trout Industrial Estate. Follow the road down the hill and take the second right, follow the road to the end and turn right into a cul-de-sac and the property can be found slightly further up on the left.

### THE ACCOMMODATION COMPRISES

(All dimensions and floor plans are approximate)

### Porch 5'4" x 4'1" (1.63m x 1.24m)

Tiled floor, useful built in storage cupboard, radiator and ceiling light.

### Entrance Hallway

Stairs to first floor landing, radiator, ceiling light, wall mounted consumer unit. Door to living room.

### Living Room 15'5" x 11'5" into recess (4.70m x 3.48m into recess)

Feature gas fireplace with brick surround and slate hearth. Understairs storage cupboard, radiator and double glazed window to the front.

### Kitchen/Dining Room 15'9" x 8'10" (4.80m x 2.69m)

A selection of wall and base units with complementary tiled splash back, granite effect work surfaces, stainless steel sink with mixer tap. Space for a large double oven, space and plumbing for dishwasher, space for washing machine and tumble dryer. (Kitchen appliances are available by separate negotiation) Vinyl floor. Space for dining room table and chairs.

### Cloakroom

Wooden laminate flooring, low level WC, wall mounted sink. Ceiling light.

### Conservatory 13'5" max x 9'3" (4.09m max x 2.82m)

Double glazed windows to two sides overlooking the rear garden. Radiator. Part wooden laminate floor and part carpeted.

### Landing

Storage cupboard, ceiling light, loft access hatch, doors to three bedrooms and family bathroom. Double glazed window enjoying countryside views.

**Bedroom One 11'4" x 9' (3.45m x 2.74m)**

Double glazed window to the rear overlooking the rear garden and some roof top countryside views. Radiator, ceiling light.

**Bedroom Two 10'8" maximum x 9' (3.25m maximum x 2.74m)**

Double glazed window to the front, built in wardrobe, wooden laminate flooring, radiator and ceiling light.

**Bedroom Three 7'6" x 6'5" (2.29m x 1.96m)**

Double glazed window to the front. Ceiling light. Radiator.

**Bathroom 6'5" maximum x 5'6" maximum (1.96m maximum x 1.68m maximum)**

Low level WC, sink with storage drawers below and wall cabinet above. Bath with electric shower over. Chrome heated towel radiator. Tiled floor to ceiling.

**Garage**

An attached garage. We have been informed by our vendor that part of the garage has been converted to provide an extra room. Storage area to the front.

**SERVICES**

Mains gas, mains electricity, mains drainage and mains water.

**COUNCIL TAX BAND C****Agents Note**

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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.

**Agents Note 2**

Kitchen appliances are available by separate negotiation.



