





NO ONWARD CHAIN A handsome, charming and characterful three bedroom end of terrace house which has been extended and newly renovated throughout. Conveniently located in the historic Church Street for both the town amenities, primary and secondary schools. Freehold. Council Tax Band C. EPC C74.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Utility room/cloakroom. Kitchen. Living/dining Room.

### FIRST FLOOR

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

### OUTSIDE

A newly paved courtyard to the rear.

### THE PROPERTY

A characterful, double fronted, three bedroom end of terrace house which has been extended and newly renovated throughout. Located on the historic Church Street ideally located for both primary and secondary schools and the town's amenities. The property has lots of character features which include an exposed stone fireplace with slate hearth, as well as having two further decorative feature fireplaces in two of the bedrooms.

The property is believed to have been built circa 1860's and is constructed of stone and cob. Whilst renovating the property the whole building has been well insulated which is reflected in the EPC rating C. The rear of the property has been extended to provide a new spacious bathroom and third bedroom.

This handsome home has a slate roof, double glazed windows and warmed by a gas fired central heating system. (We have been informed by our vendor that the chimney has been lined in readiness for a multi fuel wood burner to be installed by the new owners).

To the rear of the property is an enclosed courtyard to enjoy eating out in the warmer summer months. There is no allocated parking with this property.

### LOCATION

Church Street is located in the historic part of Helston town and is conveniently located for both primary and secondary schools. 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 primary and secondary), 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 Meneage Street, follow the road to the bottom at the traffic lights, turn left and then almost immediately right into Church Street, following the road down and around to the left and the property can be found a bit further up the hill on the right hand side.

### TENURE - Freehold

### Council Tax Band C

### THE ACCOMMODATION COMPRISES

(All dimensions and floor plans are approximate)

#### Side Entrance Hallway

Handy alcove for storage, space for fridge freezer. Vinyl tiled floor, radiator, ceiling light. Door to utility room/cloakroom and opening to living/dining room.

#### Utility Room/Cloakroom

Low level WC with shelf above. Base cupboard with stainless steel sink and drainer with mixer tap complimented by wood effect work surfaces and tiled splashback. Space and plumbing for washing machine. Wall mounted boiler (newly installed). Vinyl tiled flooring. Extractor fan, radiator and ceiling light. Double glazed window.

#### Kitchen 11'2" x 8'1" (3.40m x 2.46m)

A light room with a selection of base and wall units complimented by wood effect work surfaces and tiled

splashbacks. Stainless steel sink and drainer with mixer tap. Electric hob with oven below. (The hob and oven have been newly installed). Vinyl tiled flooring. Radiator. Inset ceiling lights. Double glazed window to rear and double glazed door leading to the enclosed courtyard. Opening into Living/Dining Room.

#### Living/Dining Room overall maximum measurement 20'11" x 13'8" (overall maximum measurement 6.38m x 4.17m)

An inviting and cosy living/dining area enjoying exposed stone fireplace with slate hearth and feature alcoves each side of the fireplace and inset ceiling lights to illuminate the fireplace. (Our vendor informs us the chimney has been lined ready for the new owners to install a multi fuel wood burner if they wish). Two double glazed sash windows to the front elevation with deep slate window sills/seats. Wooden laminate flooring. Two radiators. Ceiling lights. TV aerial point. Telephone point. Staircase to the first floor.

#### First Floor Landing

Velux window. Wooden laminate flooring. Ceiling light. Doors to three bedrooms and the family bathroom.

#### Bedroom One 14'11" x 10' (4.55m x 3.05m)

Feature part exposed stone wall and fireplace with inset spotlights to illuminate the fireplace. Double glazed sash window to the front. Built in wardrobe with oak doors. Feature internal obscure glass window into the bathroom with exposed stone to either side (originally would have been the external window). Wooden laminate flooring. Radiator. Ceiling light.

#### Bedroom Two 11'5" x 9' (3.48m x 2.74m)

Feature granite and stone fireplace. Built in storage cupboard. Double glazed sash window to the front. TV aerial point. Loft access hatch with loft ladder, the loft has been boarded providing lots of storage space.

#### Bedroom Three 9'6" maximum x 9'4" maximum (2.90m maximum x 2.84m maximum)

A light 'L' shaped room. Loft access hatch. Two double glazed windows to the rear. Wooden laminate flooring. Radiator. Ceiling light.











**Bathroom 10'5" maximum x 8'1" maximum (3.18m maximum x 2.46m maximum)**

A generous dual aspect bathroom with two double glazed windows to the rear and side. Separate shower cubicle with easy clean wall panels, panelled bath with mixer tap, low level WC, pedestal wash hand basin. Towel radiator. The flooring is luxury vinyl tiling. Inset ceiling lights.

**Agents Note**

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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.

**SERVICES**

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