



A superb opportunity to purchase this immaculately presented, mid terrace three bedroom, two bath/shower room stone fronted house, built in 2022, with one allocated parking space within a gated development and located in the heart of Helston town centre. Freehold. Council Tax Band C. EPC B83.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance hallway, living room, kitchen/dining room, rear hallway, cloakroom.

FIRST FLOOR

Landing. Bedroom One with en-suite shower room. Bedroom Two. Bedroom Three. Bathroom.

OUTSIDE

A fabulous south facing enclosed rear garden benefitting from a low maintenance landscaped area and a slate patio ideal for eating out and relaxing in the warmer days. There is also an outside tap and a shed which measures approximately 7'6" x 7".

THE PROPERTY

This impressive, three bedroom mid terrace house offers quality accommodation, one allocated parking space and an enclosed south facing rear garden. The property was built in 2022 and is complemented by attractive stone fronted elevations incorporating low maintenance painted rendered/exposed stone external walls, under a pitched slate roof, UPVC double glazed sash windows and composite external doors, gas fired central heating system providing heating and hot water via a combi boiler. Quality fittings to this property include internal oak doors, wood effect luxury vinyl tile flooring, inset ceiling lighting, wired fibre internet and phone. Further external low maintenance features include plastic fascia/soffit boards, guttering and down pipes.

This family house will certainly appeal to discerning buyers, seeking a low maintenance property in Helston town centre within walking distance to all Helston's amenities.

LOCATION

The Flora's is located in the heart of Helston town centre. 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.

SERVICES

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

COUNCIL TAX BAND C

MAINTENANCE CHARGE

Estimated maintenance charge £100 annually, the management company is in the process of being set up.

TENURE - Freehold Title

THE ACCOMMODATION COMPRISES

(All dimensions and floor plans are approximate)

Entrance Hallway

Composite door opens into a handy space for hanging coats and storing shoes. Wood effect LVT flooring. Radiator. Inset ceiling lighting. Smoke alarm. Stairs to first floor and door to living room.

Living Room 13'1" x 11'10" (3.99m x 3.61m)

A lovely light and cosy room with double glazed sash window to the front. Radiator. Wood effect LVT flooring. Wired fibre broadband and telephone point. Inset ceiling lighting. Door to kitchen/dining room.

Kitchen/Dining Room 14'2" max x 11'11" max (4.32m max x 3.63m max)

A selection of modern dark blue colour base and wall units with marble effect work surfaces. Induction hob with splash back and oven below. Composite sink and drainer with mixer tap. Wall mounted boiler hidden in a cupboard.

Integrated fridge/freezer. Space for dining room table and chairs. Wood effect LVT flooring. Door to understairs storage cupboard. Double glazed sash window overlooking the rear garden. Door to rear hallway and door to cloakroom.

Rear Hallway

Door to rear garden. Wood effect LVT flooring. Door to cloakroom.

Cloakroom

Low level WC. Wall hung wash hand basin. Radiator. Extractor fan.

Landing

Doors to three bedrooms and the family bathroom. Ceiling light. Smoke alarm. Radiator. Loft access hatch (we have been informed there is no loft ladder and the loft is not boarded).

Bedroom One 12'1" x 8'3" (3.68m x 2.51m)

Double glazed sash window to the front. Radiator. Ceiling light. TV point. USB charging point. Door to en-suite shower room.

En-Suite Shower Room

Tiled shower cubicle. Wood effect LVT flooring. Low level WC, wall hung wash hand basin with tile splash back and cupboard below. Electric shaver point. Extractor fan. Chrome towel radiator.

Bedroom Two 10'10" x 8'3" (3.30m x 2.51m)

Double glazed sash window overlooking the rear garden. Radiator. Ceiling light. TV point. USB charging point.

Bedroom Three 8'3" x 7'1" (2.51m x 2.16m)

Double glazed sash window to the front. Radiator. Ceiling light. TV point. USB charging point. Over stairs storage cupboard.

Bathroom

Panel bath with shower attachment and tiled surround. Wash hand basin with cupboard below. Low level WC. Extractor fan. Inset ceiling lights. Chrome towel radiator. Wood effect LVT flooring.





Agents Note

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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.