



An impressive, two double bedroom semi detached house with the benefit of a triple sided conservatory, front garden and enclosed low maintenance rear garden with generous sized shed, private parking space, and located within a hugely popular residential area within close proximity to schools, supermarket and Helston town centre. Freehold. EPC C73



SUMMARY OF ACCOMMODATION

GROUND FLOOR

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

FIRST FLOOR

Bedroom 1. Bedroom 2. Bathroom. Landing.

OUTSIDE

Front and rear gardens. Private parking. Wooden Shed.

THE PROPERTY

An impressive, two double bedroom semi detached house with the benefit of a triple sided conservatory, front and an enclosed low maintenance rear garden, private parking space, and located within a hugely popular residential area within close proximity to Helston town centre with all its amenities on offer.

The house built circa 2011 is set back behind attractive painted iron railings, offering most attractive architectural exposed red brick external elevations, under a pitched concrete tiled roof, UPVC double glazed windows and warmed throughout by a gas fired central heating system. Further external low maintenance features include plastic fascia's, soffit boards, guttering and rain water down pipes.

The house has been very well maintained by the current vendors, and benefits from a rear conservatory providing extra valuable accommodation space which is linked to the living/dining room. This lovely home is internally decorated throughout in neutral pastel colours. Upon entering the reception hallway, an archway and doors lead off to the exceptionally well designed ergonomic fitted kitchen, a cloakroom and a living/dining room with a pair of doors opening out into the

conservatory and rear enclosed garden. The first floor accommodation provides two double bedrooms and a family bathroom. The home offers a fully enclosed secure rear garden, bordered by timber fencing to the boundaries.

A wooden security gate opens onto the side paved footpath leading to the low maintenance rear enclosed terraced garden, complemented with a paved patio, lawn, together with a generous wooden storage shed, rain water storage butt and steps descending to an access gate leading to the adjacent parking space which is located just behind the rear boundary wall. The front aspect offers a lawn, neat flowering borders together with an outside water tap.

As sole acting agents we most thoroughly recommend a viewing to appreciate this delightful home.

TENURE - Freehold

COUNCIL TAX BAND A

PHONE AND BROADBAND

To check the mobile coverage and broadband speeds please visit ofcom.org

LOCATION

The property is near to Tesco Supermarket with bus stop, schools and all that Helston town offers. 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 A394 turn left (opposite the May Tree/Premier Inn), into Pasmore Road, passing Hellis Wartha on the right, continue along this road and the property can be found further along on the right hand side.

PARKING

There is one allocated parking space to the rear of the property.

THE ACCOMMODATION COMPRISES

(ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE)

From Pasmore Road, steps descend to the paved footpath leading to the front double glazed door opening into the entrance hallway.

Entrance Hallway

Ceramic tiled floor, smoke detector, inset ceiling lighting, radiator and staircase ascending to the first floor accommodation. Opening into the kitchen and doors leading off to the cloakroom and living/dining room.

Cloakroom 5'2" x 2'9" (1.57m x 0.84m)

Low level WC. Pedestal wash hand basin with a large vanity mirror above. Ceramic tiling to walls and floor. Wall mounted electric distribution board. Extractor fan and ceiling lighting.

Kitchen 9'10" x 5'3" (3.00m x 1.60m)

An exceptional ergonomically designed compact kitchen





offering a selection of base/wall storage units complemented by work surfaces and ceramic tiled splash backs. Inset stainless steel drainer sink fitted with a mono mixer tap. Inset four burner gas hob with an oven below, and an extractor canopy above. Space and plumbing provided for a washing machine. Space provided for an upright fridge/freezer. Wall mounted gas fired combi boiler providing the central heating and hot water. Inset ceiling lighting, extractor fan, and window to the front garden aspect.

Living/Dining Room 14'9" x 12'1" reducing to 8'8" (4.50m x 3.68m reducing to 2.64m)

A pair of UPVC double glazed doors open into the rear conservatory. Two radiators, TV/telephone points and ceiling drop lighting. Understairs storage cupboard with space provided for a chest freezer.

Conservatory 10' x 6'1" (3.05m x 1.85m)

A lovely triple sided conservatory providing extra valuable living accommodation. The UPVC double glazed conservatory is fitted with a pitched/hipped ventilated roof and internally complemented by attractive 'sail' effect ceiling blinds, together with an illuminated ceiling fan. Ceramic tiled floor, electric panel radiator and a pair of double glazed doors open out onto the paved patio.

Staircase

A closed tread carpeted staircase ascending from the entrance hall to the first floor landing.

First Floor Landing

Loft access hatch, radiator, ceiling light and doors off to:-

Bedroom One 9'11" x 8'5" (3.02m x 2.57m)

Window overlooking the rear aspect. Built in wardrobe fitted with sliding mirror doors. Radiator and ceiling light.

Bedroom Two 10' maximum x 8'8" maximum (3.05m maximum x 2.64m maximum)

Window overlooking the front aspect. Built in wardrobe fitted with sliding mirror doors with an additional useful built in storage cupboard. Radiator and ceiling light.

Bathroom 7'3" x 5'6" (2.21m x 1.68m)

A three piece suite comprising a bath fitted with a shower attachment above. Low level WC. Pedestal wash hand basin. Ceramic tiling to walls and floor. Chrome towel radiator, extractor fan and ceiling light.

OUTSIDE

Rear Garden Shed 11'1" x 5'9" (3.38m x 1.75m)

A generous wooden built storage shed located at the bottom of the back garden.

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 from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.