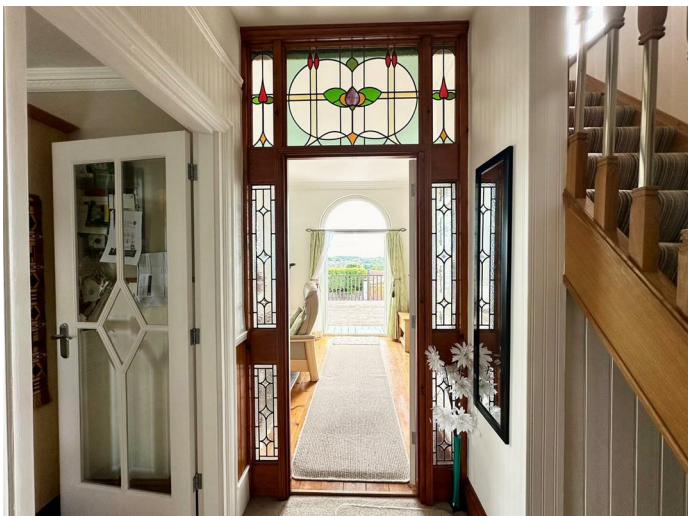




NO ONWARD CHAIN! A fantastic opportunity to purchase an incredibly light three double bedroom, three bath/shower room detached house with fantastic views over Helston, countryside views and a sea glimpse in the distance. Immaculately presented inside and out. There are gardens to three sides and parking for several vehicles. Council Tax Band D. Freehold. EPC C76.



## THE PROPERTY

A unique, immaculately presented and incredibly light three double bedroom detached property with three bath/shower rooms, fantastic views towards Helston town, countryside and a sea glimpse in the distance. The property also enjoys well tended gardens to three sides, two sheds, a raised decked area and parking for several cars, EV charger and 16 solar panels.

Upon entering the porch, a door leads into the spacious kitchen with useful island and breakfast bar seating. A door leads to the hallway and from here doors lead to utility room, downstairs bedroom with walk in wardrobe, a shower room and a separate WC. The living/dining room is incredibly light with the sun coming in all afternoon and has period features such as ceiling rose light, high ceilings and cornicing.

Built in 1935, has a tiled roof and rendered and painted external elevations with double glazed windows. Warmed by a gas fired central heating system which also provides the hot water and further warmed by a wood pellet burner.

## COUNCIL TAX BAND D

## TENURE - FREEHOLD

## DIRECTIONS

From Meneage Street, bear right at the traffic lights and continue on Godolphin Road turning left onto Station Road where the road becomes two way. The rear entrance of the property (used by the vendor as their main access) can be found further along on the left hand side next to a small tarmac area.

## OUTSIDE

The second entrance to Bodrean is on Hillcrest. Fronted by wooden gates, a gravelled driveway and a lawned area bordered by a stone hedge with plants and shrubs. To the front a raised decked area for sitting enjoys town and countryside views and a sea glimpse in the distance. To the rear is an attractive gravelled courtyard area, raised flower

beds and a good sized bespoke garden shed with small decked area. To the side is a second larger bespoke shed with space for washing line.

An EV charger is located adjacent to the porch and a satellite dish to the front elevation. There are two outside taps.

## PARKING

There is driveway parking for 1-2 cars on the gravelled drive accessed from Hillcrest and a further 2-3 cars to the front and side of the property. The parking to the side is under a car port which houses the 16 solar panels.

## LOCATION

The property is located within walking distance of the town and convenient for 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, including Helston's boating lake through the National Trust land towards the outstanding Loe Pool and Loe Bar with the sea nearby.

## SERVICES

Mains water, electricity, gas and drainage. A 4kW Solar panel generation system provides electricity to service the property and benefits from the original Feed in Tariff. For mobile and broadband coverage please visit ofcom.org.uk.

## (ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE)

### Porch 6'2" x 5'2" (1.88m x 1.57m)

Space for coats and shoes. Solar inverter. Tiled floor with carpet on top. Electric underfloor heating. Double glazed window to the rear. Glazed door leads to the kitchen.

### Kitchen 14'6" x 12'10" max (4.42m x 3.91m max)

A dual aspect room with double glazed window to the side and rear. A selection of base and wall units complimented by granite effect work surfaces and tiled splashbacks. Stainless steel sink and drainer with mixer tap and shelving above. Integrated dishwasher. An island with granite effect work surfaces and an integrated fridge below. The island also serves as a breakfast bar. Oak engineered flooring with electric underfloor heating. Range style cooker with stainless steel splashback and extractor hood over. Two radiators. Inset ceiling lights. Wall mounted boiler.

## Hallway

Stairs to first floor. Radiator. Doors to the downstairs bedroom, shower room, wc, utility room and living/dining room.

### Living/Dining Room 30'11" max x 10'2" plus bay windows (9.42m max x 3.10m plus bay windows)

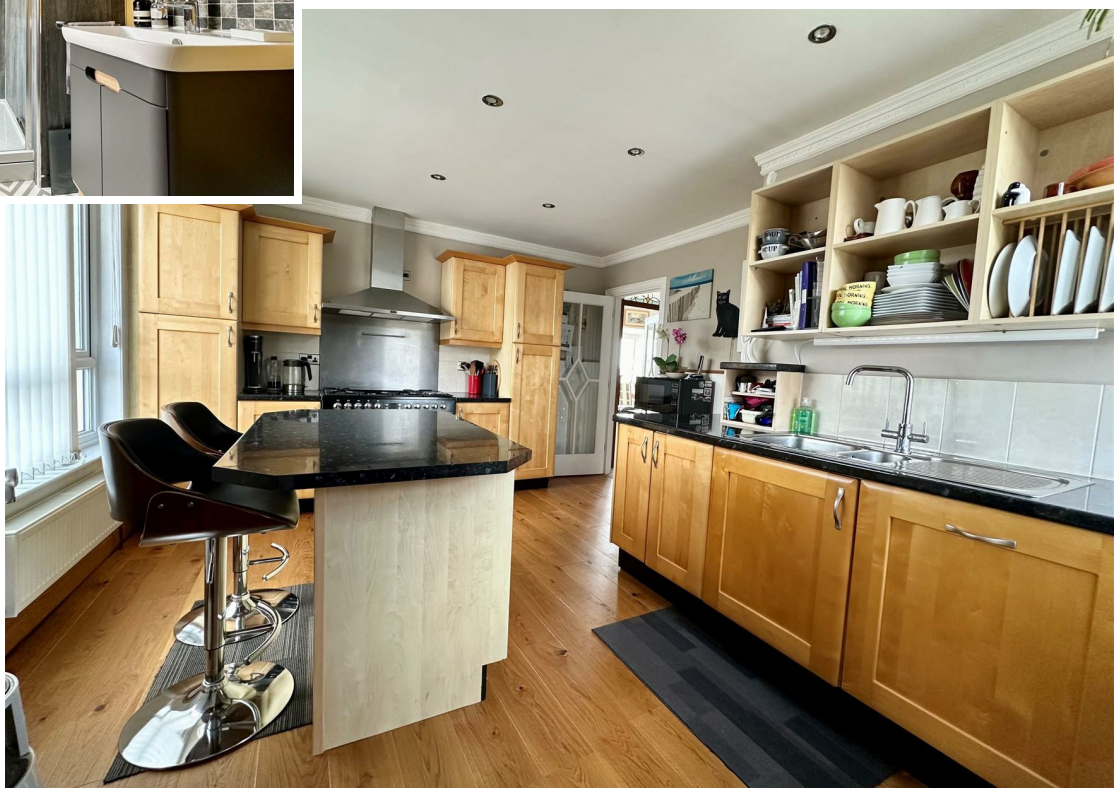
An incredibly light and spacious room with two large bay windows and french doors leading out to the decked area. Outstanding views towards Helston, countryside and a sea glimpse. Gas fire with marble hearth and wood surround. Feature ceiling rose lights and decorative cornicing. Freesat point. Wood pellet burner providing extra source of heat situated on a slate hearth. Wood flooring. Three radiators. Door with beautiful stained glass surround leading to the hallway.

### Downstairs Bedroom 10'9" x 9'4" plus bay window (3.28m x 2.84m plus bay window)

Decorative ceiling rose light and cornicing. Radiator. Double glazed bay window to the side. Opening to walk in wardrobe measuring 6'5" x 4'2"

## Shower Room

A good size shower with easy clean wall panels. Vanity unit with wash hand basin. Lino flooring. Inset downlights. Extractor fan. Ladder towel radiator. Double glazed frosted window to the rear.





**Utility Room 9'3" x 3'10" (2.82m x 1.17m )**

Wood effect work surfaces with spaces under for washing machine, tumble dryer and fridge or freezer. Wall mounted storage cupboards above. Ladder towel radiator. Radiator. Ceiling light. Double glazed frosted door to the side garden.

**Downstairs WC**

Low level WC. Radiator. Double glazed frosted window.

From the hallway, stairs lead to the first floor.

**Landing**

Door to useful storage cupboard and doors to two bedrooms.

**Bedroom One 16'8" max x 11'11" max (5.08m max x 3.63m max)**

A light room having a velux window enjoying views over Helston, countryside and a sea glimpse. Fitted wardrobes and drawers. Door to large walk in cupboard and door to en suite bathroom. Radiator. Ceiling light.

**En Suite Bathroom**

Panelled bath with mixer tap and flexi shower hose. Low level WC. Vanity unit with wash hand basin. Double glazed part frosted window to the front. Radiator. Inset downlights.

**Bedroom Two 16'7" max x 9'10" max (5.05m max x 3.00m max)**

Two velux windows, one enjoying views over Helston, countryside and a sea glimpse. Door to eaves storage. Radiator. Ceiling light. Wood effect laminate flooring. Door to en suite shower room.

**En Suite Shower Room**

Tiled shower cubicle with shower attachment. Low level WC. Vanity unit with wash hand basin. Velux window. Ladder towel radiator.

**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.

**Agents Note 2**

We have been informed by our vendor that the neighbouring property has a right of access across the entrance to their bungalow.

**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.