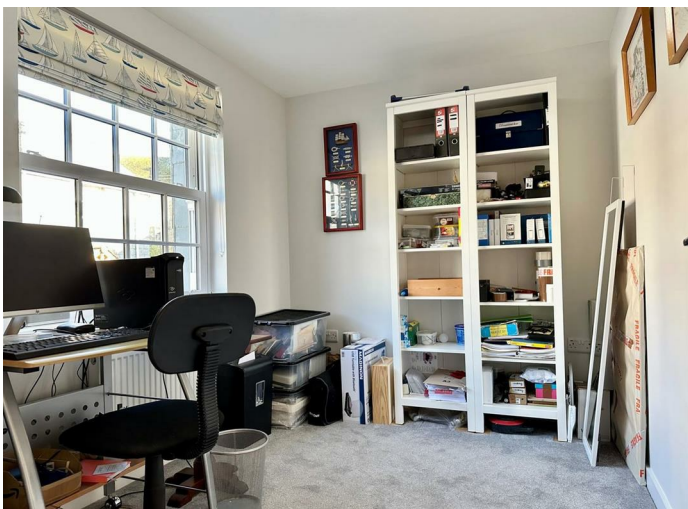






An attractive and immaculately presented three bedroom end of terrace house constructed in 2022, located in Helston town centre, within a gated development and including two allocated parking spaces and a south facing garden to the rear. Council Tax Band C. EPC B84. Freehold.



## THE PROPERTY

This attractive three bedroom, two shower room end terrace house is perfect for a purchaser wishing to be within walking distance of all of Helston's amenities and located within a gated development of nine properties.

From the entrance hallway, doors lead to the cloakroom and the spacious kitchen/diner with an opening through to the living room. From the entrance hallway, stairs lead to the first floor. Useful understairs storage drawers. On the first floor are three bedrooms, one with en suite shower room and a family shower room. Outside is a south facing rear garden, an external power point and two allocated parking spaces. To the side is space for bin storage. To the front is an external storage unit.

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, luxury vinyl tile flooring, inset ceiling lighting and wired fibre internet and phone. Further external low maintenance features include plastic fascia/soffit boards, guttering and down pipes. Externally a mixture of painted render and exposed stone/slate cladding with slate tiles on the roof.

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.

## COUNCIL TAX BAND C

## EPC B84

## TENURE - Freehold

## SERVICES

Mains water, mains electricity, mains gas, mains drainage. According to Ofcom mobile service is through O2 and Vodafone and Broadband is standard and ultrafast through EE. The property has the remainder of a 10 year Build Zone warranty.

## MAINTENANCE CHARGE

The Floras management company is run by all nine residences on the development and the annual maintenance charge is £10 per month.

## ACCOMMODATION COMPRISES

## ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE

### Entrance Hallway

A wide entrance hallway with consumer unit and doors to the cloakroom and kitchen/diner. Understairs storage area. Stairs to the first floor. LVT flooring. Inset ceiling lights. Smoke alarm. Radiator.

### Cloakroom

A WC and wall hung wash hand basin with mirror above. LVT flooring. Radiator. Double glazed sash window to the front. Inset ceiling lights.

### Kitchen 16'7" x 11'2" (5.05m x 3.40m)

A selection of base and wall units with marble effect work surfaces incorporating a ceramic sink and drainer with mixer tap, an AEG induction hob with splashback, extractor fan above and oven below. Integrated

dishwasher and fridge/freezer. Space for washing machine. The boiler is hidden neatly in a kitchen cupboard. LVT flooring. Heat and carbon monoxide alarm. Radiator. Inset ceiling lights. Space for dining room table and chairs. Double glazed doors leading to the rear garden. Double glazed sash window to the front. Opening into the living room.

### Living Room 17' max x 9'3" an irregular shape (5.18m max x 2.82m an irregular shape)

Double glazed sash window to the rear overlooking the garden. TV point. Broadband point (fibre wired to the house). Radiator. Inset ceiling lights.

From the entrance hallway, stairs lead to the first floor.

### First Floor Landing

Doors to three bedrooms and the family shower room. Smoke alarm. Loft access hatch (partially boarded and no loft ladder). Radiator.

### Bedroom One 12'1" x 11'4" max (3.68m x 3.45m max)

Double glazed sash window overlooking the rear garden. Radiator. Ceiling light. Door to en suite shower room.

### En Suite Shower Room

A WC and wall hung wash hand basin with storage below and a tiled shower cubicle. LVT flooring. Chrome towel radiator. Frosted double glazed sash window to the front. Extractor fan. Inset ceiling lights.

### Bedroom Two 14' max x 8'4" an irregular shape (4.27m max x 2.54m an irregular shape)

Double glazed sash window to the rear. Radiator. Ceiling light.

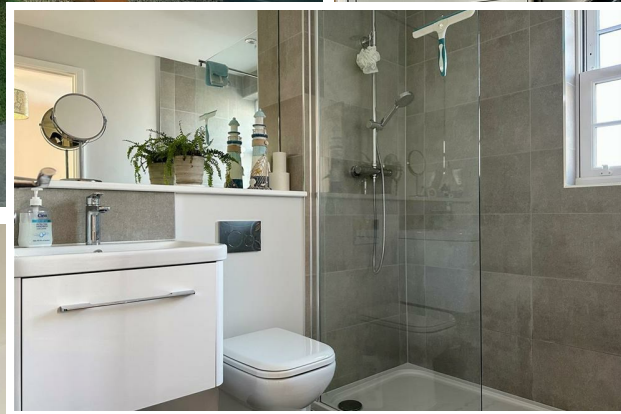
### Bedroom Three 9'9" x 7'2" (2.97m x 2.18m)

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

### Shower Room

A walk in shower with tiled surround and glass screen. WC. Wash hand basin with storage below. Frosted double glazed window to the front. Extractor fan. Inset ceiling lights. Heated towel radiator.









**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.