



A south facing, well presented, two double bedroom detached bungalow, on a good size level plot with gardens to front and rear, driveway parking for three cars and an attached garage. EPC D57. Council Tax Band C. Freehold.

THE PROPERTY

A naturally light and well presented two double bedroom detached bungalow situated on a level plot and in a popular residential area. The property enjoys gardens to front and rear, an attached garage and driveway parking for three cars. Nearby is Frasers fish and chip shop, Texaco garage and Tesco supermarket, as well as Helston town centre.

The property is well maintained throughout and has low maintenance features such as plastic soffits and fascia boards. The front and rear gardens are both well tended and are both mainly laid to lawn with flowering borders. The front of the property enjoys the sun throughout the day. The rear garden has a shed and a greenhouse.

The property was built circa 1968, has concrete tiles on the roof and is warmed by gas central heating and benefits from double glazing.

LOCATION

West Close is a sought after residential area, on the outskirts of the town centre, yet close to schools, supermarket, Texaco garage and Fraser's fish and chip shop. 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 electricity, water, gas and drainage. According to Ofcom mobile coverage is Likely with O2 and broadband coverage is standard and ultrafast.

COUNCIL TAX BAND C

DIRECTIONS

From the Redruth Road, turn right into Gwealdues, follow the road to the T junction with the green space in front of you. Turn right and right again into West Close, a cul de sac, the property can be found on the right hand side.

EPC D

ACCOMMODATION IN DETAIL

(All dimensions and floor plans are approximate)

The property is approached via the driveway which leads to the front door.

Porch

A useful space with built in storage cupboard. Frosted glazed door leads to the entrance hallway.

Entrance Hallway

Door leads to the living room, kitchen, side conservatory, shower room, toilet, bedroom one and bedroom two. Radiator. Ceiling light.

Living Room 15'5" x 12'2" into alcove (4.70m x 3.71m into alcove)

With a feature stone fireplace which houses a gas fire, stone surround and shelf above. Double glazed window overlooking the front garden. Radiator. Ceiling light.

Kitchen 15'5" x 7'11" (4.70m x 2.41m)

A bright dual aspect room with double glazed windows to the side and front. A selection of base and wall units with marble effect work surfaces incorporating a stainless steel sink and drainer with mixer tap and tiled splashback. A ceramic hob with tiled splashback. Integrated oven. Spaces for fridge, freezer and tumble dryer. There are three storage cupboards, one houses the boiler, one a storage cupboard and the other a larder cupboard. Ceiling light.

Side Porch

With space and plumbing for the washing machine. Door to the rear garden.

Bedroom One 13'7" x 10'3" (4.14m x 3.12m)

A good size double room with a built in wardrobe. Double glazed window to the rear overlooking the garden. Radiator. Ceiling light.

Bedroom Two 9'11" x 9'11" (3.02m x 3.02m)
Double glazed window to the rear overlooking the garden.
Radiator. Ceiling light.

Shower Room
An electric shower with tiled surround and shower screen.
Pedestal wash hand basin. Radiator. Ceiling light. Lino flooring. Frosted double glazed window to the side.

Separate WC
Low level WC. Lino flooring. Ceiling light. Frosted double glazed window to the side.

Garage 19'6" x 9' (5.94m x 2.74m)
Up and over door. Power and light connected. Door to the rear garden. Window to the side.

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 and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.



