



A spacious, south west facing, three bedroom mid terraced family home in need of modernisation, close to Helston town centre. The property benefits from gas central heating, double glazing, a fish pond to the front and enclosed garden to the rear with useful workshop. There is communal parking nearby. Council Tax Band A. Freehold. EPC C77.

THE PROPERTY

Upon entering the reception hallway, doors lead off to a kitchen/diner offering a selection of base and wall mounted storage units, where there is enough room to accommodate a dining table. A generous living room is provided where doors lead out into the back garden. Also provided is a useful store room, again with a door to the rear garden. The first floor accommodation provides three generous bedrooms and a family bathroom.

The house has low maintenance rendered/pebble dash external elevations, under a tiled roof, UPVC double glazed windows/external doors, and warmed by a gas fired central heating system.

The front garden offers a low maintenance area and fish pond. The rear enclosed garden offers a paved patio and a workshop/storage outbuilding.

LOCATION

The property is located on Bulwark Road, near the top of the estate and is a short walk into Helston town centre. The closest school is Nansloe School. 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 A

EPC TBC

TENURE - FREEHOLD

SERVICES

We believe the property is connected to mains water, electricity, gas and drainage, however this cannot be verified by the solicitors acting on behalf of the executors. The property is not in a flood risk area. According to Ofcom broadband availability is standard and superfast. Mobile coverage is likely indoors through O2 and outdoors possibly through EE.

(ACCOMMODATION IN DETAIL)

(ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE)

The front double glazed door leads into the entrance hallway.

Entrance Hallway

With doors leading to the kitchen/diner, living room and

storage room. Stairs lead to the first floor. Radiator. Wall lights. Electric consumer unit.

Kitchen 11'6" x 9'5" (3.51m x 2.87m)

A good size room with space for a dining table and chairs. A selection of base and wall units with granite effect work surfaces and tiled splashback. Stainless steel sink and drainer with mixer tap. Hob with oven below. Ceiling lights. Radiator. Space for fridge./freezer and washing machine. Boiler. Double glazed window to the front.

Living Room 15'5" x 11'4" (4.70m x 3.45m)

Double glazed sliding patio doors to the rear garden. Fitted shelving. Radiator. Ceiling light.

Store Room

A useful storage area with double glazed door to the rear garden.

Landing

With doors to three bedrooms and the family bathroom.

Bedroom One 12' x 9'4" (3.66m x 2.84m)

Built in wardrobe. Double glazed window to the rear. Radiator. Ceiling light.

Bedroom Two 11'2" x 8'4" (3.40m x 2.54m)

Double glazed window to the front. Built in wardrobe. Radiator. Ceiling light.

Bedroom Three 9' x 8'3" (2.74m x 2.51m)

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

Bathroom

A corner bath with shower attachment. Pedestal wash hand basin. Bidet. Low level WC. Ceiling light. Extractor fan. Frosted/obscured double glazed window to the front.

Workshop 1 11'8" x 5'3" (3.56m x 1.60m)

Currently used as a workshop with fitted work bench. Power and light connected.

Workshop 2 5'7" x 5'3" (1.70m x 1.60m)

Currently used for storage.

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.



