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ESTATE AGENTS

Penberthy Road, Helston, TR13 8AS
Guide price £70,000

A fantastic opportunity to purchase a purpose built ground floor studio flat comprising a living room/bedroom, a kitchen and shower room, within easy reach of Helston town centre and bus stop. EPC D61. Council Tax Band A. Leasehold.

Energy Efficiency Rating Band: D   Current: 61   Potential: 67   Environmental Impact (CO2) Rating Band: Current: null   Potential: null



THE PROPERTY
The property is located at the end of Penberthy Road on the right, next to St Michaels School. The studio flat is on the ground floor, ideal for a retired buyer looking to downsize or a first time buyer to start their journey on the property ladder.

You enter into a communal entrance hallway and the property's front door it located on the right at the bottom of the stairs.

Entering into the entrance hallway with doors to the shower room and the light airy living room. From the living room a door leads to the kitchen.

The property was built in 1960 of block with tiles on the roof (our vendor informs us the roof was replaced in 2023). A gas boiler provides the heating and hot water.

LOCATION
The studio flat is in a convenient town location with bus stop at the end of the road, easy reach of the town and supermarkets. 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.

TENURE - Leasehold
A lease of 125 years from 18 February 2002. Service/maintenance charge for 2025 is £837.96 payable in monthly instalments. Buildings insurance £124.83.

EPC D61

SERVICES
Mains electricity, mains gas, mains water, mains drainage. According to Ofcom.org.uk mobile coverage is through EE, Vodafone, Three and O2. Broadband services are standard and ultrafast.

COUNCIL TAX BAND A

ACCOMMODATION COMPRISES

(ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE)

Entrance Hallway
Doors to the living/bedroom and shower room. Tiled floor. Radiator.

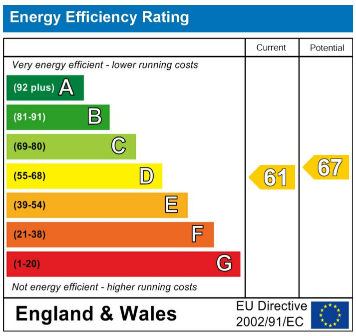
Living Room 14'8" max x 12'7" max (4.47m max x 3.84m max)
A light room with double glazed window to the front. Door to storage cupboard. A fireplace with electric fire. BT point. Multi paned door to the kitchen.

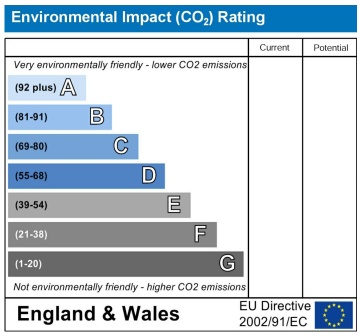
Kitchen 8'3" x 6'7" (2.51m x 2.01m)
Base cupboards with granite effect work surfaces incorporating a ceramic hob and stainless steel sink and drainer with mixer tap and tiled splash backs. Electrics. Cupboard housing the gas boiler and a larder cupboard. Strip light. Space for fridge. Double glazed door leading to the rear garden.

Shower Room
A walk in shower with electric shower. Pedestal wash hand basin and WC. Extractor fan. Frosted double glazed window to the rear. Heated towel rail.

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.





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