



THE PROPERTY

You enter the property into the living/dining room with open fireplace, from here there is a door leading to the kitchen and stairs leading to the first floor, where you will find two double bedrooms and a bathroom. Outside to the rear is a courtyard.

The property was built circa 1895 of stone with slate tiles on the roof and is heated by electric night storage heaters. At the front of the cottage are double glazed sash windows and a front door which were installed in 2023.

This attractive property is perfect for first time buyers, in a fantastic location and within close proximity to a butchers/deli, supermarket, Penrose boating lake, Penrose Walks and also the River Cober walk leading to Lowertown.

LOCATION

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.

EPC D55

COUNCIL TAX BAND A

SERVICES

Mains electricity, mains water, mains drainage. The heating is through night storage heaters. According to Ofcom.org.uk Broadband is standard, superfast and ultrafast and mobile coverage is likely through EE, Vodafone, Three and O2.

ACCOMMODATION IN DETAIL

(ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE)

The front door opens into the living/dining room.

Living/Dining Room 20'5" max x 11'6" narrowing to 9'10" (6.22m max x 3.51m narrowing to 3.00m)

A feature stone open fireplace. Beamed ceilings. Two night storage heaters. Multipane windows looking into the kitchen. Door to kitchen and stairs to the first floor.

Kitchen 10'11" x 8'8" (3.33m x 2.64m)

Comprising a selection of base units with granite effect work surfaces. Stainless steel sink and drainer with mixer tap. Spaces for washing machine, cooker and fridge freezer. Window to the rear. A stable door leads to the rear courtyard.

First Floor Landing

Doors to two bedrooms, a bathroom and a cupboard housing the hot water tank. Loft hatch.

Bedroom One 11' x 10'7" (3.35m x 3.23m)

Double glazed sash window to the front. Wall mounted electric night storage heater. Ceiling light.

Bedroom Two 10'11" x 8'10" (3.33m x 2.69m)

Wall mounted electric night storage heater. Multi pane window to the rear. Ceiling light.

Bathroom

An L shaped room with panelled bath with electric shower over and tiled surround. Pedestal wash hand basin. Low level WC. Electric heater. Extractor fan.

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

The neighbour to the left has access through the courtyard at the rear.

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.

