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**St. Johns Road,  
Helston**

**£230,000  
Freehold**







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## **Property Introduction**

Situated within comfortable reach of the boating lake, town centre and surrounding amenities is this charming, surprisingly spacious three bedroom semi-detached house which is well worth an internal viewing.

The accommodation comprises entrance hall, lounge/diner and fitted kitchen on the ground floor whilst the first floor provides three bedrooms and a fitted bathroom.

To the outside at the rear of the property is a small enclosed courtyard.

The property is warmed by gas central heating and enjoys a pretty raised courtyard garden to the rear. Being offered for sale with no onward chain, your earliest appointment to view is strongly recommended.

## **Location**

The property is situated just stones throw from the heart of the historic market town of Helston. Helston is a traditional town which offers a wide range of day-to-day facilities including shops, pubs, restaurants and major supermarkets. There are several Primary Schools and a large Secondary School with provisions for further education.

Close by and within walking distance of this property is the Coronation Lake and National Trust Penrose walks offering a host of beautiful walks. Helston also offers access to the nearby Lizard Peninsular with stunning walks along the south west coastal path and access to many beaches including Poldhu and Kynance Cove.

## **ACCOMMODATION COMPRISES**

Entrance door opening to:-

### **HALLWAY**

Staircase leading to the first floor with under stairs storage. Wall lights, radiator, tiled flooring and doors opening off to the kitchen and:-

## **LOUNGE/DINER 20' 0" x 12' 4" (6.09m x 3.76m) maximum measurements**

A good size open plan room with double glazed window to the front aspect and single glazed window to the rear. Laminated flooring, two radiators, two feature fireplaces, two ceiling lights and wall mounted gas boiler.

## **KITCHEN 7' 3" x 5' 3" (2.21m x 1.60m) Irregular shape, maximum measurements**

### **PLUS 6' 10" x 6' 7" (2.08m x 2.01m) maximum measurements**

Fitted with a range of wall and base units and built-in drawers with worktop over incorporating sink and drainer unit, tiled splash back. Built in electric oven with hob over and extractor above and space for fridge. Radiator, tiled flooring, ceiling light, double glazed window to the side and rear elevations and double glazed doors opening to the courtyard.

## **FIRST FLOOR LANDING**

Loft access, carpet, ceiling light, storage cupboard and doors leading off to:

## **BEDROOM ONE 9' 11" x 9' 8" (3.02m x 2.94m) plus window recess**

A double bedroom with double glazed window to the rear aspect, carpet, radiator and ceiling light.

## **BEDROOM TWO 10' 6" x 7' 0" (3.20m x 2.13m)**

A good size bedroom with double glazed window to the front aspect, radiator, carpet and ceiling light.

## **BEDROOM THREE 6' 6" x 5' 9" (1.98m x 1.75m) plus window and door recesses**

Double glazed window to the front aspect, radiator, carpet and ceiling light.

## **BATHROOM**

Fitted with a suite comprising WC, wash hand basin and bath with mains fed shower over. Tiled splash back, radiator, ceiling light, laminate flooring and obscured double-glazed window.

## **OUTSIDE**

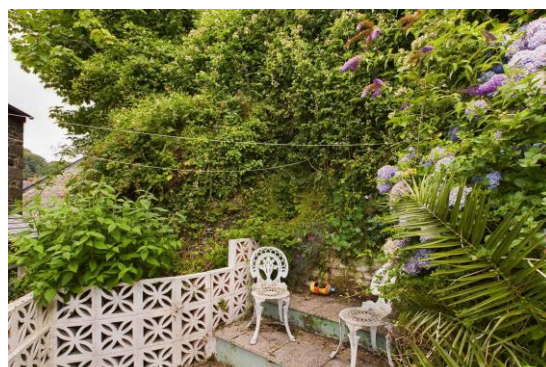
To the rear of the cottage is a small patio with steps up to pretty raised courtyard with enough space for a table and chairs. A gate to the side of the property provides external access to the garden, with the neighbouring cottage having a right of way across the rear patio.

## **AGENT'S NOTES**

Prospective purchasers should be aware that the neighbouring properties have a right of way at the rear and side aspects. The Council Tax band for the property is 'B'.

## **DIRECTIONS**

From the Culdrose/Flambards roundabout head into Helston along the A394/Meneage Road. At the first roundabout take the first exit onto Whitehill Terrace, at the next roundabout take the second exit onto Penzance Road, continuing on the A394 and taking the first right into St Johns Road - opposite Coronation Park and Boating Lake. As you come around to the bottom of the hill where the property will be found a short distance where the property will be identified on the right-hand side by a For Sale board. Using What3Words: spent.dwell.subsystem



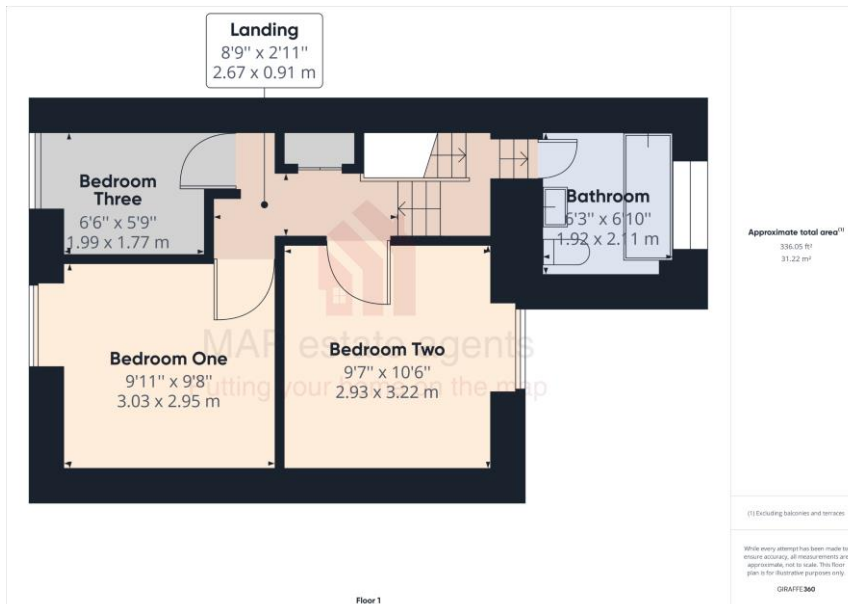
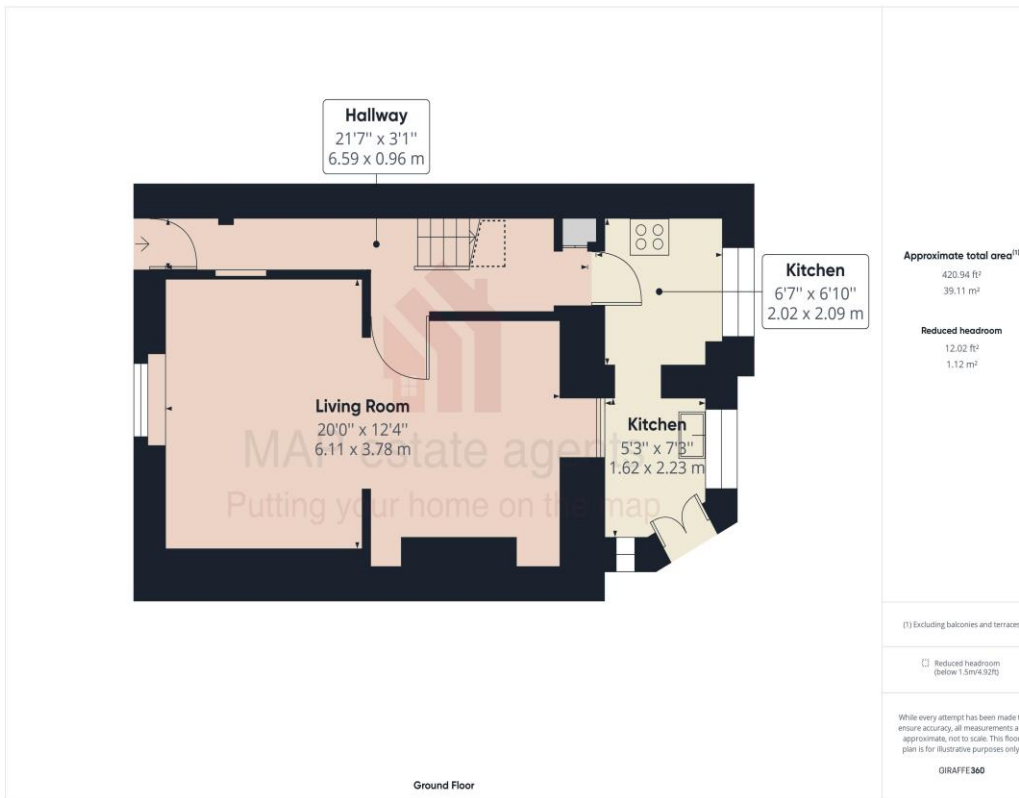
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





## MAP's top reasons to view this home

- Spacious three bedroom semi-detached cottage
- Open plan lounge/dining room
- Good size kitchen
- Convenient for the shops
- Moments from the Boating Lake
- Well presented
- Rear courtyard
- Double glazing and gas central heating
- Within a quarter of a mile of Helston town centre
- Offered for sale with no onward chain



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01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
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