51 Hellis Wartha, Helston, TR13 8WE
£1.000

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92 Trevethan Road, Falmouth, Cornwall, TR11 2AX
01326315000 | enquiry@townsends.co
www.townsends.co

AVAILABLE NOW

This delightful two bedroom end terrace property is situated in a popular residential area on the outskirts of Helston.

The accommodation briefly comprises: Entrance hallway leading to a downstairs WC, a fitted kitchen with space for appliances and a good sized light and airy living room with double patio doors leading to the garden.

From the living room, there are stairs leading up to a landing area, where you will find one double bedroom with fitted wardrobe space, one smaller bedroom and a family bathroom with a shower fitted over the bath.

Outside the property features two allocated parking spaces and a lovely enclosed rear garden, with a patio and lawned area perfect for the warmer weather, as well as a shed which is ideal for storage.

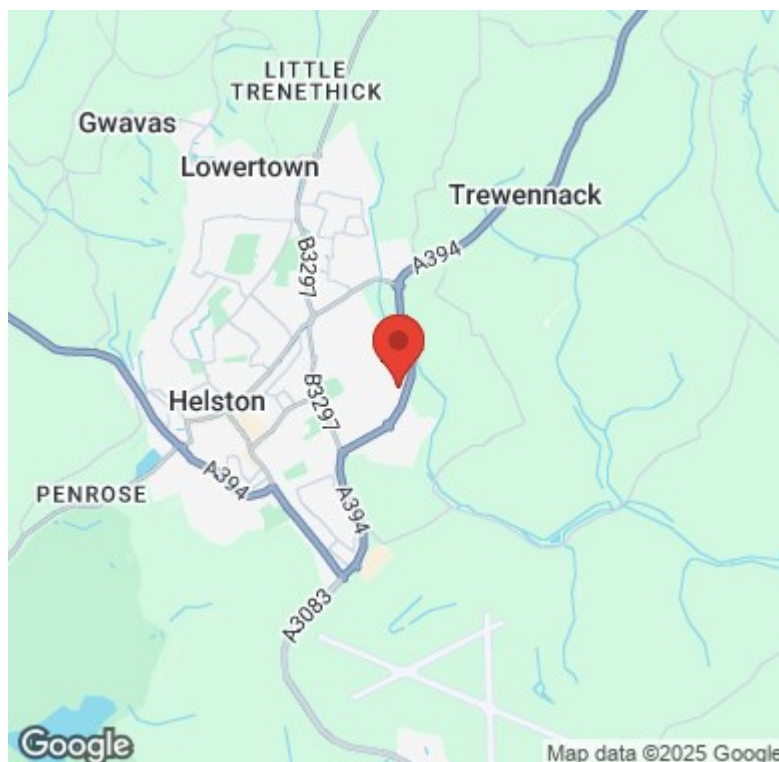The property benefits from gas central heating and double glazing and has just been redecorated throughout.

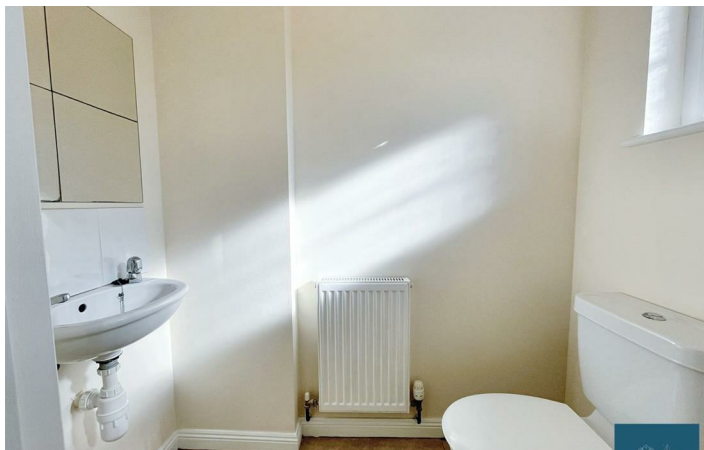Rent: £1000
Deposit: £1153
Holding Deposit: £230
EPC: C
Council Tax Band: A

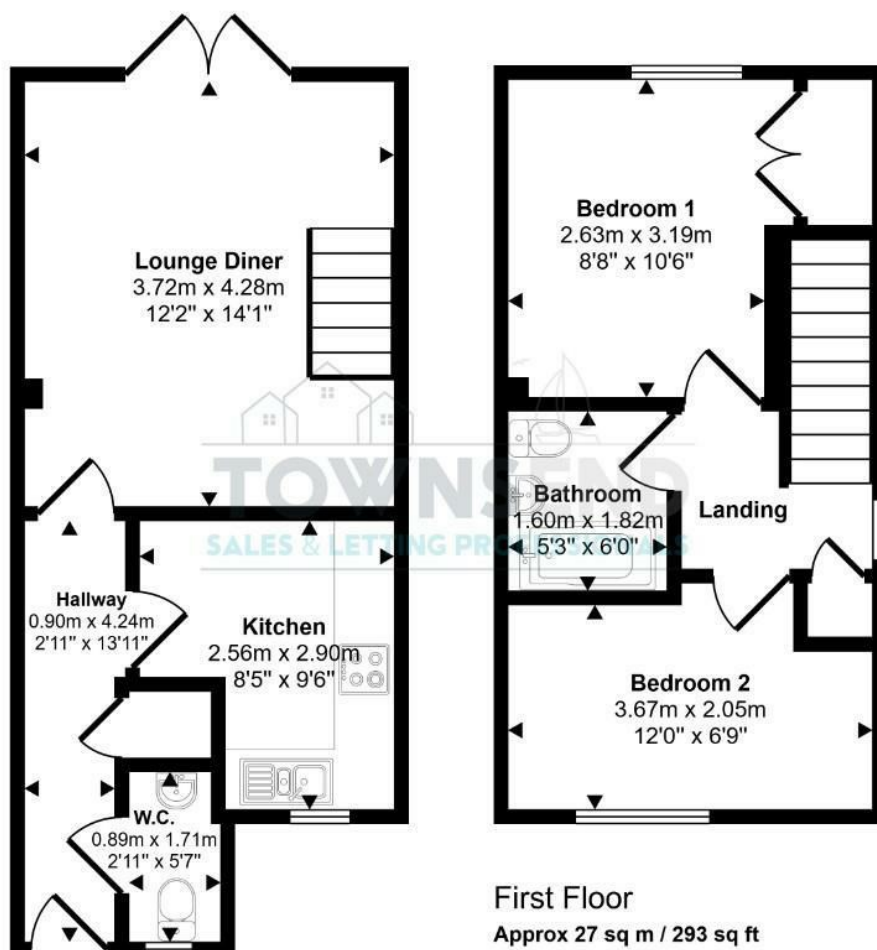Contact us now to arrange a viewing.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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TOWNSEND
SALES & LETTING PROFESSIONALS
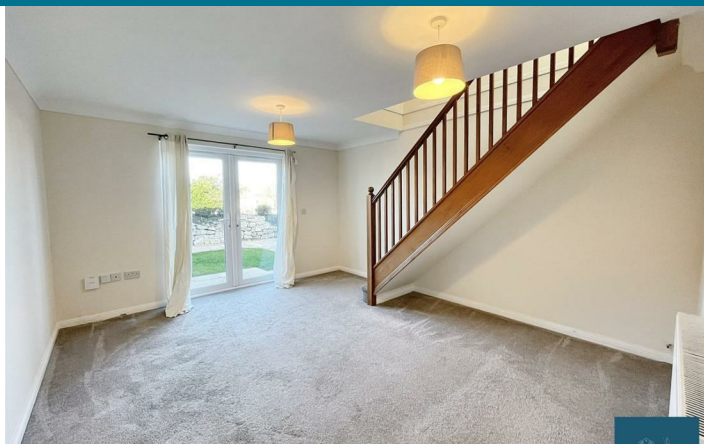
Approx Gross Internal Area
57 sq m / 613 sq ft

Lounge Diner
3.72m x 4.28m
12'2" x 14'1"

Bedroom 1
2.63m x 3.19m
8'8" x 10'6"

Bathroom
1.60m x 1.82m
5'3" x 6'0"

Landing

Hallway
0.90m x 4.24m
2'11" x 13'11"

Kitchen
2.56m x 2.90m
8'5" x 9'6"

Bedroom 2
3.67m x 2.05m
12'0" x 6'9"

W.C.
0.89m x 1.71m
2'11" x 5'7"

First Floor
Approx 27 sq m / 293 sq ft

Ground Floor
Approx 30 sq m / 321 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.