



Kellaway Park,  
Helston,  
TR13 8QU

£235,000



Hunters Estate Agents are delighted to have been chosen as the sole selling agent, for this delightful two-bedroom end-of-terrace home. Tucked away in a popular cul-de-sac, this home is conveniently located near local supermarkets, sports facilities, and the well-regarded St Michael's Primary School. This really is a location that offers both convenience and a sense of community. Internally, the accommodation briefly comprises an entrance porch, kitchen/ breakfast room, sitting room with French doors leading out to the garden, two comfortable bedrooms, and a first-floor bathroom. Outside, you'll find gardens to the front and rear. The rear garden is an absolute gem, offering a good degree of privacy and shelter, making it a perfect spot for relaxing or entertaining in the summer. Further adding to its appeal, this property boasts an allocated off-street parking space just to the front of the property – talk about convenient. Whether you're looking for your first home, a family residence, or an investment, don't miss the opportunity to make this fabulous property yours!



## The Location

Nestled in the heart of Cornwall, Helston is a charming town rich in history and vibrant community life. As the gateway to the stunning Lizard Peninsula and just a short drive from the picturesque coastal village of Porthleven, Helston offers an ideal blend of natural beauty and convenience. The town boasts a range of facilities including local shops, restaurants, and excellent schools. For sports enthusiasts, Helston features various clubs including football, rugby, and cricket. Steeped in tradition, the town is famous for its annual Flora Day celebration, a centuries-old festival that brings the community together. Helston's unique blend of heritage, community spirit, and proximity to coastal attractions makes it a wonderful place to call home.

## Useful Information

EPC - Commissioned, Results Expected Shortly

Council Tax Rating - B

Freehold

Mains electricity, gas, water, and drainage



STOCK PHOTO OF HELSTON



TR13

55 sq m  
Not to scale

Tenure: Freehold  
Council Tax Band: B

- TWO BEDROOM HOME
- POPULAR CUL-DE-SAC LOCATION
- GARDENS TO FRONT AND REAR
- OFF STREET DESIGNATED PARKING
- VIEWING HIGHLY RECOMMENDED

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating             |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> |                            |           |
| (92 plus) <b>A</b>   |                            |           |
| (81-91) <b>B</b>   |                            |           |
| (69-80) <b>C</b>   |                            |           |
| (55-68) <b>D</b>   |                            |           |
| (39-54) <b>E</b>   |                            |           |
| (21-38) <b>F</b>   |                            |           |
| (1-20) <b>G</b>  |                            |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                            |           |
| <b>England &amp; Wales</b>                                 | EU Directive<br>2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.