



TRENETHICK PARC, HELSTON

£240,000





### **FULL DESCRIPTION**

A well presented three bed terraced house in a popular quiet residential location. Comprising, entrance porch. Pleasant, good sized lounge overlooking front garden. Large open plan dining room with patio doors to enclosed rear garden. Fitted kitchen looking in to the back garden. Fitted bathroom with shower over bath. Garage & Parking. Double Glazing. Gas Central Heating. EPC D. Council Tax Band B



### **AGENT NOTES**

The vendor has advised the following:  
Heating Type: Gas Central Heating  
Electric Supply: Mains  
Water Supply: Mains/Metered  
Drainage/Sewage Supply: Mains  
Broadband: Offcom - Standard DL 9Mbps,  
Ultrafast DL 1000Mbps



Mobile signal/coverage: Offcom

VOICE INDOOR

EE none

Three limited

O2 limited

Vodafone likely

DATA INDOOR

EE none

Three limited

O2 limited

Vodafone limited

Parking: Garage/Off-road

OUTDOOR EE, Three, O2, Vodafone - likely



### **OTHER INFORMATION**

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.





Approx Gross Internal Area  
84 sq m / 903 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	