



Plot 64 Trehenlis Gardens

Plot 64 Trehenlis Gardens, Clodgy Lane, Helston, TR13 8BN



Helston Town Centre 1.4 miles Porthleven
3.4 miles Falmouth 11.8 miles

The Danbury is a great three bedroom home offering plenty of storage on the eastern edge of Helston.

- 3 Bedroom Semi Detached Home
- Open Plan Kitchen/Dining Room
- Separate Living Room
- French Doors leading to Garden
- Master Bedroom with Ensuite Facilities
- Family Bathroom
- Allocated Parking
- Built to High Levels of Energy Efficiency
- Freehold
- Council Tax Band TBC

Guide Price £299,995



SITUATION

A highly sought-after area located on the eastern edge of Helston. The property is ideally situated for families, with easy access to local schools, including the well-regarded Parc Eglos Primary School and Helston Community College, which also offers a sixth form.

Helston is known as the gateway to the Lizard Peninsula, famed for its stunning coves, beaches, and cliffside walks. This vibrant market town offers a range of amenities, including national retailers, a cinema, health centres, restaurants, and a leisure centre with an indoor heated pool. The property is also perfectly positioned near the Cober Valley, where scenic riverside walks lead to the town's amenity area, featuring a boating lake. From there, you can explore the Penrose Estate, with its paths along Cornwall's largest natural freshwater lake, all the way to the sea.

DESCRIPTION

Perfect for the way we live today, the three-bedroom Danbury has a modern open plan kitchen/dining room with garden access and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are three bedrooms - bedroom one has an en suite - and a family-sized bathroom. The Danbury also offers plenty of storage space. Appealing to families, first-time buyers and young professionals.

Open plan kitchen/dining room with French doors leading into the garden. Spacious front-aspect living room, downstairs WC. Plenty of storage space, bedroom one with en suite, Family bathroom with modern fixtures and fittings. Energy efficient

ADDITIONAL INFORMATION

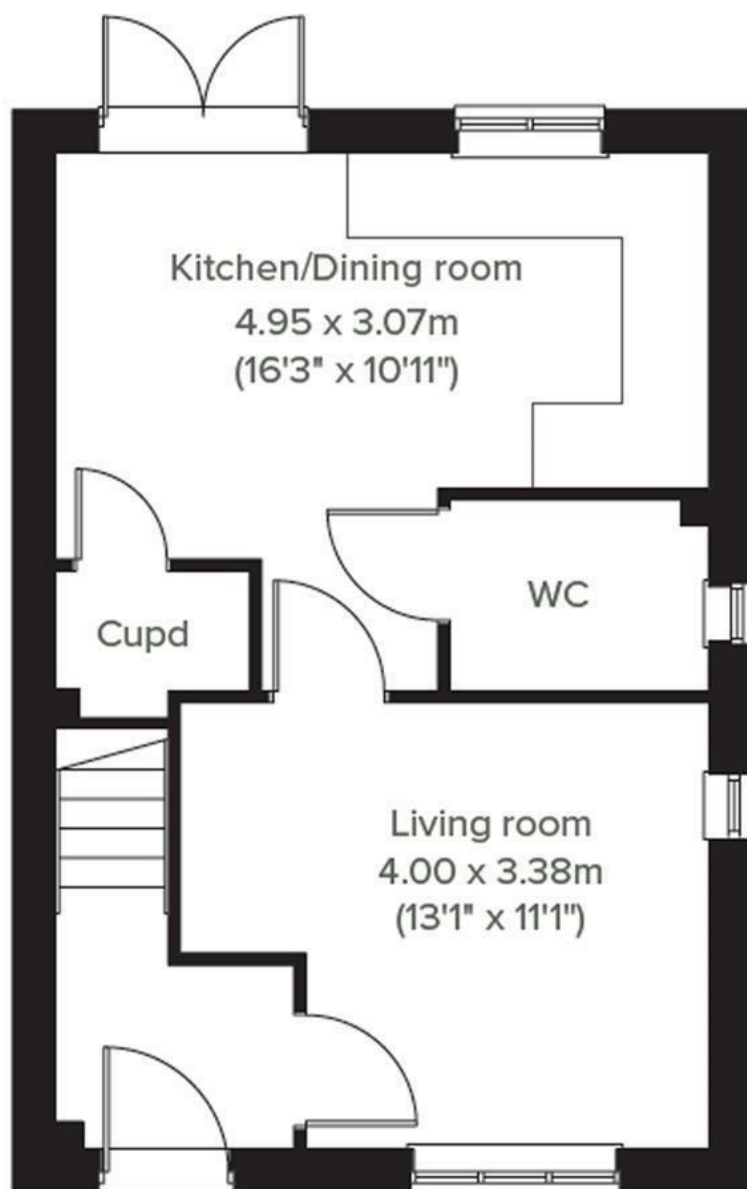
CALL STAGS FOR FURTHER INFORMATION!

ROOM DIMENSIONS

Ground Floor:
Kitchen/Dining room - 4.95 x 3.07 metre
Living room - 4.0 x 3.38 metre

First Floor:
Bedroom One - 4.0 x 2.75 metre
Bedroom Two - 2.94 x 2.54 metre
Bedroom Three - 1.93 x 2.54 metre





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(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	

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