

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a four bedroom detached property in a well regarded residential area of Helston.





A nice family home offering well proportioned accommodation, benefiting from mains gas central heating and double glazing.

In brief, the accommodation comprises, on the ground floor an entrance hallway, w.c. , lounge and kitchen/diner whilst on the first floor there are four bedrooms, the master of which has an en suite shower room and there is a family bathroom.

To the outside there is a driveway with parking leading to a garage, gardens to the front and rear the latter of which has a raised decked area enjoying a rural outlook.

The property is situated on a well regarded western valley edge of the town and is particularly well sited for the Cober Valley with its beautiful riverside walks.

The bustling market town of Helston stands as the gateway to the Lizard Peninsula which is designated as an Area of Outstanding Natural Beauty with many beaches, coves and cliff top walks. The town itself has amenities that include excellent primary schools, a secondary school with sixth form college whilst a university is located in Falmouth some ten miles distant. Helston has a leisure centre with indoor pool, a number of national stores, supermarkets, cafes, public houses, restaurants and doctors' surgeries.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

##### DOOR TO

##### ENTRANCE HALLWAY

With tiling to the floor, under stairs storage cupboard and doors to

##### LOUNGE 5.3M X 3.5M (17'4" X 11'5")

With two windows to the front aspect with a view past other properties over the valley. The room is lit by two spotlight arrangements.

##### KITCHEN/DINER 5.2M X 4M (17'0" X 13'1")

With a wood effect fitted kitchen comprising stone effect worktops with tiled splashbacks and incorporating a one and half bowl sink drainer unit with mixer tap. There are a mixture of base and drawer units under, wall units over, spaces are provided for a cooker, washing machine, tumble dryer and fridge/freezer. At the dining end of the room glazed sliding patio doors lead out onto the rear garden and there is also a useful storage cupboard.

##### CLOAKROOM

With tiling to the floors and walls, close coupled w.c., hand wash basin in a vanity unit with mirrored medicine cabinet over and a window to the side aspect.

A turning staircase rises to the first floor landing with loft hatch to the roof space and doors to

##### BEDROOM ONE 3.2M X 3.2M (10'5" X 10'5")

With a window to the front aspect enjoying a view past other properties over open countryside with door to

##### EN SUITE

With walk in tiled shower cubicle with glazed door, wall mounted wash hand basin, close coupled w.c., window to the side aspect and tile effect flooring.

##### BEDROOM TWO 3.2M X 2.7M (10'5" X 8'10")

With a window to the rear aspect over looking the garden.

##### BEDROOM THREE 4M X 1.9M (13'1" X 6'2")

With a window to the rear aspect.

##### BEDROOM FOUR 3.5M X 1.9M (11'5" X 6'2")

With a window to the front aspect with a nice rural outlook.

##### BATHROOM

Comprising of a suite including a corner bath with tiled splashback and mixer shower arrangements, close coupled w.c., pedestal wash hand basin with glass shelf above, shaver socket and light.

##### OUTSIDE

To the front of the property there is a driveway with parking for several vehicles that leads to the

##### GARAGE 5M X 2.5M (16'4" X 8'2")

With eaves storage and glazed door to rear garden.

#### GARDENS

There is a lawned area to the front with plants and shrubs, whilst to the rear the garden is over a number of levels with a patio area and a raised deck which enjoys nice rural views over the top of other properties.

#### SERVICES

Mains electricity, gas, water and drainage.

#### VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

#### DIRECTIONS

From Helston town centre, proceed up Wendron Street and along Godolphin Road. At the Turnpike Roundabouts take the left hand turning signposted Redruth and head along the B3297. At the next roundabout turn left onto Water-Ma-Trout and follow this road down the hill over the next roundabout and take the third turning on the right. Proceed to the end of the cul-de-sac where the property will be found on the right hand side.

#### COUNCIL TAX BAND

Council tax band D

#### ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

#### PROOF OF FUNDS - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### DATE DETAILS PREPARED

23rd February 2023

**65 GWEAL WARTHA, HELSTON, CORNWALL,  
TR13 0SN  
PRICE GUIDE £335,000**

IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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