

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 £325,000



For illustration purposes only. Not to scale.

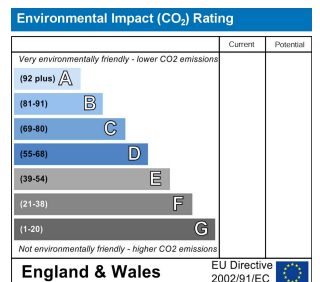
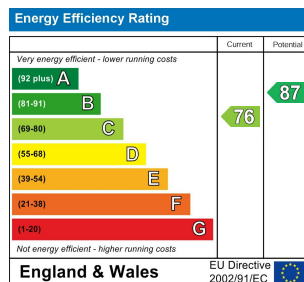
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