

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a brand new, executive style four bedroom detached house with garage in the Cornish market town of Helston.



Situated within a brand new executive style development in the Cornish market town of Helston is this four bedroom, new build detached property. The residence, which benefits from air source heat pump central heating, boasts many refinements of modern living from an en-suite master bedroom and under floor heating on the ground floor. The property is under going construction at the moment with an expected completion around August 2024.

In brief, the accommodation comprises a hall, open plan kitchen/diner, utility room, w.c. and completing the ground floor a lounge. On the first floor is a bathroom and four bedrooms, the master of which benefits from an en-suite shower room.

To the outside, there will be a good size level garden to the rear which is to be mainly laid to lawn whilst to the front is a driveway which leads to the garage.

Helston itself is a bustling market town that stands as a gateway to The Lizard Peninsula which is designated as an area of outstanding natural beauty with many beautiful beaches, coves and cliff top walks. The town has amenities that include, national stores, supermarkets, doctor surgeries, churches and also many clubs and societies.

Family purchasers will delight at the location of the property with the highly regarded Parc Eglos primary school being close at hand and the comprehensive school being adjacent to the development. The town's sports centre with indoor swimming pool is next to the sixth form college which forms part of the comprehensive school.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

COVERED ENTRANCE AREA

With door to

HALL

With door to the kitchen/diner, w.c., stairs to the first floor and door to

LOUNGE

A triple aspect room with French doors opening onto the rear garden.

W.C.

Comprising of a w.c. and a wash basin.

KITCHEN/DINER

A dual aspect room, open plan with a modern fitted kitchen and door to

UTILITY ROOM

With outlook and door to the rear garden.

STAIRS AND LANDING

With doors to all bedrooms and a built in cupboard. Door to

BATHROOM

A modern fitted bathroom with window to the front.

MASTER BEDROOM

With outlook to the rear and door to

EN SUITE

An en suite shower room with window to the rear.

BEDROOM TWO

With outlook to the rear.

BEDROOM THREE

Outlook to the front.

BEDROOM FOUR

Outlook to the front.

GARAGE

An attached garage with driveway to the front. Door to the rear garden.

AGENTS NOTE ONE

The developer will pay the purchaser's solicitors fees. Should the purchaser use a solicitor approved by the developer and/or solicitor. Such fees will be paid upon completion of the purchase of a property on this development. Full terms and conditions are available as and when a purchase is agreed.

AGENTS NOTE TWO

Please be aware the current pictures are computer generated images.

SERVICES

Mains electricity, water and drainage.

DIRECTIONS

From our Helston office in Wendron Street, head up the hill and onto Godolphin Road. Pass the police station and Godolphin House on your left hand side and take the turning left into Station Road. Continue on Station Road and at the roundabout turn left onto Church Hill. Head down the hill passing the South site Helston Community college on your right hand side followed by the school playing fields and take the first turning on your right into Gander Lane. The new development will be found after a short distance on your left hand side.

WHAT THREE WORDS: diver.miles.postcard

VIEWING

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

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

6th December 2023

1, GANDER LANE DEVELOPMENT GANDER LANE, HELSTON, TR13 8NU PRICE GUIDE £585,000

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) 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	

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

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