

CHRISTOPHERS

ESTATE AGENTS



This spacious, detached three/four bedroom bungalow is coming to the market for the first time, having been built in 1983 by a reputable local builder for his own occupation.



The property enjoys a private tucked away location, yet just a few minutes' walk from the town centre itself, the Nansloe Academy Primary School and Nursery, plus doctors' surgery and Spar shop.

Currently offering three double bedrooms, the property has a separate dining room which could easily become a fourth double bedroom with the kitchen being generously sized to make a kitchen/diner. In addition to double glazing and mains gas central heating, the bungalow has a low maintenance chipped exterior and good sized detached garage. The main garden area enjoys a really private and sunny aspect and the property would be well suited as a fine family home or for those looking for a retirement property.

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, doctors' surgeries, churches and also many clubs and societies. There are a number of well regarded primary schools, a comprehensive school with sixth form college and a leisure centre with indoor heated pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

CANOPIED ENTRANCE

Courtesy light, tiled steps, small patterned leaf patterned side screens with matching front door opening to -

HALLWAY

With feature archway, radiator, built-in airing cupboard with slatted shelving and housing the Worcester mains gas combi boiler, access from the hallway via loft ladder to insulated and part boarded loft space, doorways off to all rooms including -

LOUNGE 7.01M X 4.37M (23' X 14'4")

A light and bright dual aspect room with views over the garden, open fireplace currently housing an electric fire with tiled hearth, glazed doors opening on to the dining room, sliding doors open into -

SUN ROOM 3.51M X 1.98M (11'6" X 6'6")

Tiled floor, views overlooking the garden and glazed door opening to the outside.

DINING ROOM/BEDROOM FOUR 3.63M X 3.12M (11'11" X 10'3")

Window to rear aspect, double opening doors into lounge.

This room is currently used as a dining room but could easily be utilised as a fourth bedroom.

CLOAKROOM

With low level W.C., pedestal wash handbasin, half tiling to wall, display shelving, radiator, obscure glazed window.

KITCHEN/BREAKFAST ROOM 4.37M X 3.61M (14'4" X 11'10")

A light and bright room with double bowl stainless steel sink unit with tiled splashback and surround set in rolled edge worktop. Drawer and cupboard units under. Extensive range of base and wall units, ample work surfaces, cooker point with extractor hood over, ceiling lights, tiled floor, half glazed door opening into -

REAR PORCH

Wood panelling to walls, window to rear aspect, half glazed door to outside.

BEDROOM ONE 4.29M X 3.40M (14'1" X 11'2")

Window overlooking the front garden.

BEDROOM TWO 3.91M X 3.61M (12'10" X 11'10")

With fitted wardrobe unit with part mirror fronted doors, hanging rail and shelving, side dressing table unit, washbasin with toiletries' cupboard under, bedside cabinets plus overhead canopy, window to rear aspect.

BEDROOM THREE 3.61M X 3.05M (11'10" X 10')

Built-in wardrobe with hanging rail and shelving housing electric consumer unit, window to side aspect.

BATHROOM

Fully tiled bathroom with corner bath unit, pedestal hand washbasin, low level W.C., walk-in shower unit, shaver point, obscure glazed window.

OUTSIDE

DETACHED GARAGE 5.79M X 5.64M (19' X 18'6")

With light and power connected. Eaves storage space. Within the garage is a UTILITY ROOM with single drainer stainless steel sink unit, plumbing and space for washing machine.

There is a half glazed side pedestrian door plus a metal up and over door opening on to a gravelled driveway that provides parking/turning space.

GARDEN

A paved pathway with raised flowerbeds leads from the driveway to the front door and then on to a lawn area, which in turn leads to the main garden. The garden enjoys a really sunny and private aspect, being laid mainly to lawn with flower and shrub borders. Patio and summer house. To the rear of the property the former vegetable growing areas are now gravelled. There are flower and shrub borders.

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

SERVICES

Mains water, electricity, drainage and gas.

DIRECTIONS

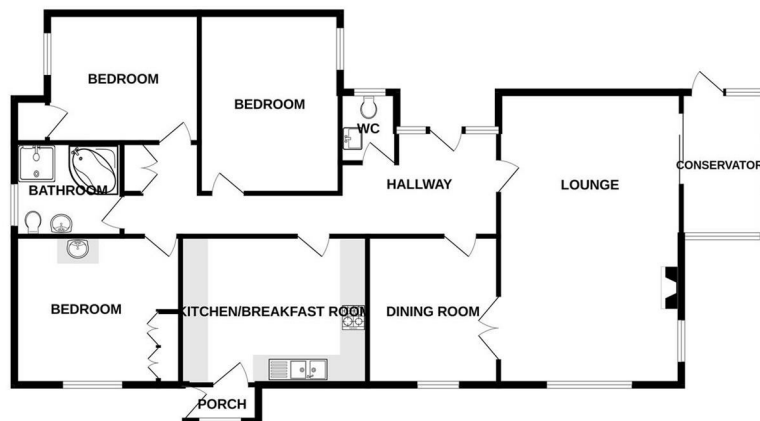
From the Spar roundabout as you head out of town on the Meneage Road a few metres after leaving the roundabout, Bullock Lane can be found on your right hand side. Turn into Bullock Lane and immediately turn left up the driveway that takes you in front of the Lyndale Guesthouse and around the corner where the property will be located at the end and identified by our For Sale board.

COUNCIL TAX

Council Tax Band E.

MO DHACHAIGH, GREENBANK MENEAGE ROAD, HELSTON, TR13 8JA PRICE GUIDE £425,000

GROUND FLOOR
1421 sq.ft. (132.0 sq.m.) approx.



TOTAL FLOOR AREA: 1421 sq.ft. (132.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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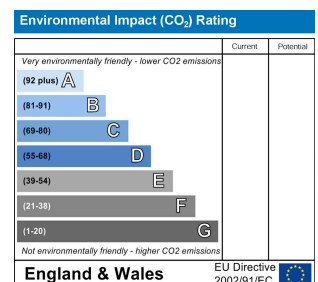
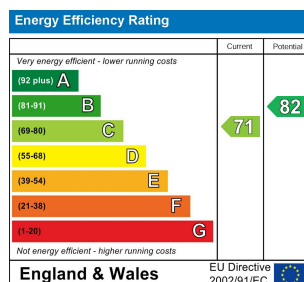


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