

CHRISTOPHERS

ESTATE AGENTS



Enjoying a tucked away location at the end of a private lane in a well regarded area of Helston, is this deceptively spacious, detached three bedroom bungalow.



Treglown is a well proportioned individual bungalow which occupies a relatively level corner plot in a discrete non-estate location. Situated a relatively short walk from Helston and its amenities and enjoying good degrees of privacy, the residence offers comfortable and versatile accommodation.

A real feature of the bungalow are the nicely landscaped gardens to the rear which are enclosed and, together with the conservatory, enjoy a sunny outlook beyond the property to an adjacent field and orchard. These are complemented by raised decking, a workshop and pleasant patio area. The driveway to the front provides parking for a number of vehicles and leads on to the garage and very useful turning area to the side.

Internal highlights include a pleasant sitting room with a feature fireplace (housing an electric fire), a well appointed modern fitted kitchen and three generously sized bedrooms. Presented in good order both internally and externally, the property benefits from gas fired central heating, double glazing and solar panels.

The accommodation comprises an entrance porch, inner hallway, lounge, open plan kitchen/dining room, conservatory, shower room and three bedrooms with master en suite and utility area.

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. 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)

Steps up to part glazed front door.

ENTRANCE PORCH

With tiling to the floor, coat hanging rail with shelf over, obscure glazed window to the front and an internal part glazed door, with side window and panel to -

HALLWAY

'L' shaped with loft hatch to roof space, door to airing cupboard with hot water cylinder, door to utility cupboard with electric consumer unit and solar power control unit, sliding door to the kitchen and doors off to bedroom one, bathroom, inner hallway and lounge.

LOUNGE 4.04M X 3.07M (13'3" X 10'1")

With feature fireplace with stone hearth and surround, wooden mantle and an electric fire which provides a focal point for the room. There is alcove shelving with useful storage beneath. A sliding door opens to the conservatory.

CONSERVATORY 4.01M X 3.18M MAX MEASUREMENT (13'2" X 10'5" MAX MEASUREMENT)

A light and airy, triple aspect room which enjoys a sunny outlook and has an array of windows from which to enjoy the garden and neighbouring orchard beyond. There are doors to the side and front aspect.

OPEN PLAN KITCHEN/DINING ROOM

KITCHEN AREA 3.15M X 2.54M (10'4" X 8'4")

Comprising a fitted kitchen with granite effect working top surfaces incorporating a sink with drainer and mixer tap over, electric hob with hood over and oven. There are a range of beech effect drawers and cupboards under with wall units and corner display shelves over. Integrated appliances include a fridge and dishwasher. There is tiling to the walls, vinyl flooring, window to the front garden and a part glazed door to the front.

DINING AREA 3.58M X 2.54M (11'9" X 8'4")

With a continuation of the vinyl flooring and a window to the front aspect.

BEDROOM ONE 4.45M X 3.66M (14'7" X 12')

A comfortable double bedroom with an extensive built-in wardrobe suite comprising an array of drawers, overhead storage cupboards, bedside cabinets and display shelves. Wardrobes with hanging rails and shelving. There is a large window to the rear aspect.

SHOWER ROOM

With a low level W.C., pedestal wash handbasin and a large walk-in shower cubicle housing an electric shower. The walls are partly tiled. There is a Dimplex down flow heater, mirrored medicine cabinet, cork flooring and obscure glazed window to the front.

Door to inner hallway.

INNER HALLWAY

With double doors to a large storage cupboard with slatted shelving and doors off to bedrooms two and three.

BEDROOM TWO 5.41M X 3.18M (17'9" X 10'5")

A dual aspect room of generous proportions with windows to the front and side gardens. There is a built-in wardrobe with sliding doors, hanging rails and shelving. Door to en suite shower.

EN SUITE SHOWER/UTILITY ROOM

Comprising a low level W.C., pedestal wash handbasin and obscure glazed windows to the front. Spaces are provided for a washing machine and dryer. There is a Dimplex down flow heater, heated towel rail, loft hatch and step up to a shower cubicle with tiled walls and housing an electric shower.

BEDROOM THREE 3.28M X 2.13M (10'9" X 7')

With a window to the front aspect.

OUTSIDE

A side gate and pathway lead to the front door, whilst stone pillars mark the entrance to the driveway which provides parking for a number of vehicles. To the front lies a triangular raised bed with an area of loose stone chippings to the side, designed with ease of maintenance in mind. The driveway leads on to a garage and turning area. The rear garden has attractive areas of lawn with a raised decked area and a pleasant outlook over adjacent fields. A pathway leads to a side gate and patio terrace.

GARAGE 4.88M X 2.59M (16 X 8'6")

With an up and over door, power, light and tap.

WORKSHOP 5.36M X 5.21M MAX MEASUREMENT (17'7" X 17'1" MAX MEASUREMENT)

With power and light and a working top surface with cupboards and drawers under and an adjacent workbench. Shelving units. Garden shed.

SERVICES

Mains electricity, gas, water and drainage

SOLAR PANELS

We are advised by the vendors that they own the solar panels.

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 our office proceed up Wendron Street and into Godolphin Road. Continue along to the Turnpike roundabouts. From here turn left, signposted Redruth. After a short distance there is a layby on the left hand side and just after there is a private lane that runs off to the left. Turn left into the lane (Farm Lane) where Treglown can be found at the head of the lane on the left hand side.

COUNCIL TAX

Council Tax Band D,

ANTI-MONEY LAUNDERING

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

PROOF OF FINANCE - PURCHASERS

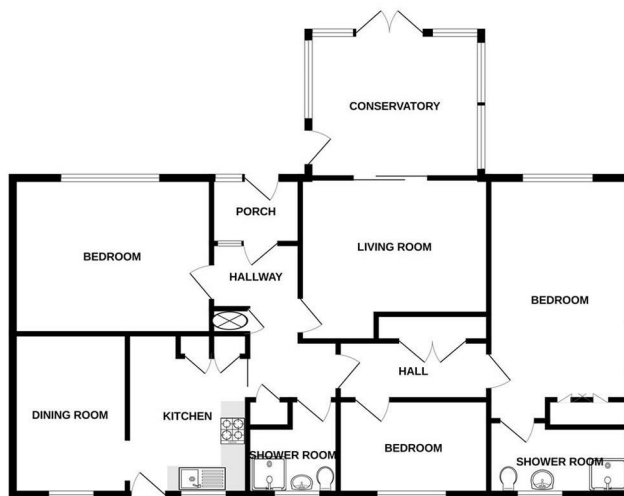
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

30th January, 2024.

TREGLOWN, GWEALFOLDS FARM LANE, REDRUTH ROAD, HELSTON, CORNWALL, PRICE GUIDE £385,000

GROUND FLOOR
1212 sq.ft. (112.6 sq.m.) approx.



TOTAL FLOOR AREA: 1212 sq ft. (112.6 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, the measurements of floors, walls, rooms and any other parts are approximate and are not intended to be used for any purpose other than a general guide only. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here are not shown to scale and for guidance as to their operation or efficiency may be given. Measurements are given to the nearest 100mm.



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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			
		89	93
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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