

CHRISTOPHERS

ESTATE AGENTS



An immaculately presented detached two bedroom, double fronted period town house situated in the market town of Helston.



This detached, two bedroom, double fronted period town house is very well presented throughout and benefits from mains gas central heating and double glazing.

There are gardens to the front and rear of the property, the front being mainly hard landscaped for ease of maintenance whilst the enclosed rear garden enjoys a good degree of privacy. The rear garden also boasts a rotating sphere pod with seating and gateway access leads to the two single garages and parking space.

The accommodation in brief comprises sitting room, dining room, kitchen/breakfast room and bathroom to the ground floor. To the first floor there are two bedrooms with the master being ensuite and having a dressing room.

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)

OPEN ENTRANCE

Obscured double glazed door opening into

HALLWAY

There is an understairs storage cupboard, turning staircase to first floor, door to dining room and further door to

SITTING ROOM 4.09M X 2.97M (13'5" X 9'9")

Feature tiled fireplace housing gas effect log wood burner set on a slate hearth with oak mantel over and a Bay window with attractive shutters.

DINING ROOM 4.27M X 2.95M (14' X 9'8")

Featured tiled fireplace housing gas effect log wood burner set on slate hearth with stone mantel and surround and Bay window with attractive shutters. Door to

KITCHEN 5.72M X 2.13M (18'9" X 7')

Dual aspect room with single drainer sink unit set in worktop with cupboards under and wall cupboards over. Space for a washing machine, cooker and fridge/freezer. Built in cupboard housing Range Tribune water cylinder, wall mounted boiler, obscured glazed door to the outside and door to

BATHROOM 2.18M X 1.96M (7'2" X 6'5")

Fully tiled and comprising of a white suite having panel bath with shower over, shower screen, low level close coupled w.c., hand wash basin with cupboard under, tiled floor, heated towel rail and obscured window.

FIRST FLOOR LANDING

Doorways to

BEDROOM ONE 4.17M X 2.31M (13'8" X 7'7")

Built in wardrobes, Bay window with attractive shutters and door to

EN SUITE SHOWER ROOM 3.25M X 2.03M (10'8" X 6'8")

Fully tiled with shower cubicle, close coupled low level w.c., hand wash basin with cupboard under, heated towel rail and door to

DRESSING ROOM 2.49M X 2.03M (8'2" X 6'8")

Enjoying superb countryside views towards Godolphin Hill and folding shutters to Juliet balcony.

BEDROOM TWO 4.19M X 2.31M (13'9" X 7'7")

Built in wardrobes and Bay window with attractive shutters.

OUTSIDE

The front garden is mainly hard landscape with raised granite edge borders with paved side storage area. The enclosed rear garden is an attractive feature of the property being planted with flowers and shrubs to the borders, part hard landscaped with raised bench seating area and a rotating sphere pod with seating. There is a garden store (17'9" x 3'9") which is attached to the rear of the garage.

GARAGE ONE 5.97M X 2.74M (19'7" X 9')

Light and power. Eaves storage space and metal up and over door.

GARAGE TWO 5.97M X 2.74M (19'7" X 9')
Light and power. Metal up and over door.

Adjacent to the right hand side of garage one is a single parking space.

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 our office proceed up Godolphin Road passing the police station on your left hand side. Take the first left into Station Road and proceed to the top of the road to the roundabout. Turn right on the roundabout and the property will be found after a short distance on your left hand side.

COUNCIL TAX BAND

Band C

AGENTS NOTE

The property is being sold to close an estate and consequently probate will need to be granted.

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.

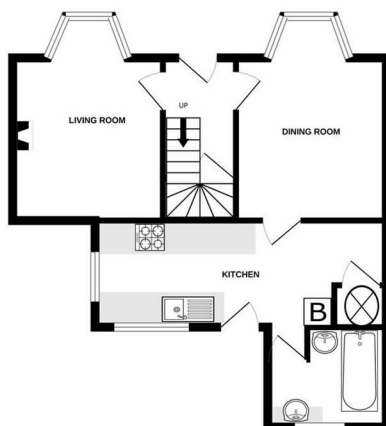
DATE DETAILS PREPARED

6th March 2024

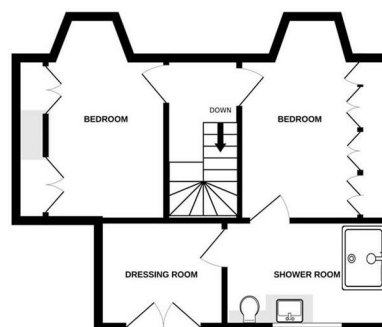
43 CHURCH HILL, HELSTON, TR13 8TL

PRICE GUIDE £325,000

GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.

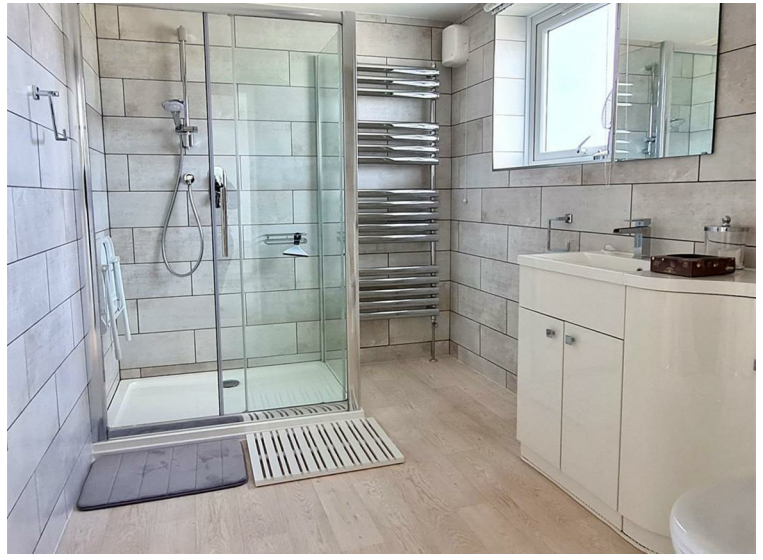


TOTAL FLOOR AREA: 900 sq.ft. (83.6 sq.m.) approx.

Whilst 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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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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