

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a three bedroom, mid terraced house with a generous sized garden to the rear, a short stroll from the town centre of Helston with its amenities.



Benefitting from mains gas central heating and double glazing, the property offers well proportioned family accommodation and is well situated for local amenities including schooling.

The accommodation in brief provides an entrance hallway, dual aspect lounge with views over the front and rear garden, fitted kitchen, utility room, W.C. On the first floor there are three bedrooms and a nicely appointed shower room. To the outside the gardens are to the front and rear, the latter of which is a real feature and of good proportions. There is also a useful outbuilding.

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)

Feature part glazed door to -

ENTRANCE HALLWAY

With coat hanging and door to -

LOUNGE 5.78M X 3.23M (18'11" X 10'7")

A dual aspect room with window to the front and rear aspect, living flame gas feature fire and the room is lit by two wall lights and a pendant.

RECEPTION ROOM TWO/DINING ROOM 3.66M X 2.71M (12'0" X 8'10")

With a window to the front aspect.

KITCHEN 3.77M X 1.95M (12'4" X 6'4")

With a fitted kitchen comprising work effect worktops that incorporate a stainless steel sink drainer with mixer tap. There are a mix of base and drawer units under with wall units over. A space is provided for a gas cooker with hood over. Window to the rear aspect overlooking the garden, understairs storage cupboard, pantry style cupboard with shelving and automatic light. Tile effect laminate flooring. With door to -

REAR PORCH

With window to the side aspect and half glazed door leading out on to the garden. With doors to -

UTILITY ROOM 1.51M X 1.45M (4'11" X 4'9")

With worktop incorporating a stainless steel sink drainer, plumbing is provided for a washing machine. There are wall units and an obscure window to the side aspect with an opening through the wall for a tumble dryer vent.

W.C.

With close coupled W.C. and a window to the side aspect.

FIRST FLOOR

LANDING

With a window to the rear aspect overlooking the garden, loft hatch to the roof space, airing cupboard housing the Worcester boiler. With doors to -

BEDROOM ONE 4.1M X 3.25M (13'5" X 10'7")

With built-in wardrobe, feature shelving and window to the front aspect.

BEDROOM TWO 3.37M X 2.48M (11'0" X 8'1")

With built-in wardrobe and window to the front aspect.

BEDROOM THREE 2.77M X 2.41M (9'1" X 7'10")

With a sash window to the rear aspect overlooking the garden and built-in wardrobe.

SHOWER ROOM

With glazed walk-in shower cubicle with easyclean splashback, wash handbasin set into a vanity unit with storage. W.C. with concealed cistern, electric towel rail, mirrored medicine cabinet and tile effect vinyl flooring.

OUTSIDE

To the front of the property there is a lawn area with pedestrian access down an alleyway at the side which leads to -

GARDEN

The generous rear garden is a real feature of this property and is laid mainly to lawn with fences and hedging at its borders. There is a patio area.

OUTBUILDING 2.87M X 2.42M (9'4" X 7'11")

A useful space with a pitched roof and windows to both the front and side aspect. Power and light.

SERVICES

Mains water, electricity, and drainage. Mains gas central heating.

DIRECTIONS

From our office proceed up Wendron Street, through Godolphin Road to the Turnpike roundabouts, turning right and proceed through the next roundabout at Tesco. At the traffic lights turn right and the property will be found after a short distance on the right hand side and will be identifiable by our For Sale board.

COUNCIL TAX

Council Tax Band B.

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

25th March, 2024.

15 TRENGROUSE WAY, HELSTON, TR13 8AE

PRICE GUIDE £245,000



TOTAL FLOOR AREA: 1012 sq.ft. (94.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and garden areas are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with MyPlanSpace CC2024



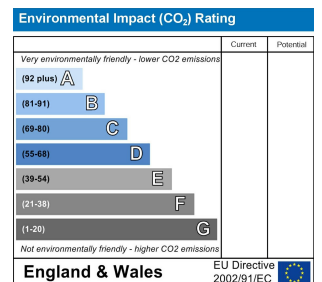
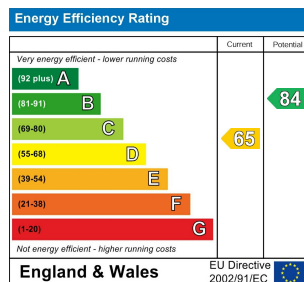
IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves 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.



OFFICES AT

Helston 5 Wendron Street, Helston TR13 8PT
 E: property@christophers.uk.com - T: 01326 565566

Porthleven Fore Street, Porthleven TR13 9HJ
 E: porthleven@christophers.uk.com - T: 01326 573737



Web: www.christophers.uk.com
 Email: property@christophers.uk.com