

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a beautifully presented three bedroom, detached bungalow located in the well regarded residential area of Cades Parc in Helston.



Conveniently located for local amenities, the property benefits from mains gas central heating and double glazing. The residence enjoys a light and airy feel and is decorated to a good standard.

The accommodation in brief provides an entrance hallway, lounge with wood burner, fitted kitchen, well appointed bathroom and three bedrooms, two of which enjoy a lovely aspect towards to the Parish church and open countryside beyond.

Helston is regarded as the gateway to the Lizard Peninsula with its stunning feature coves, beaches and clifftop walks. The bustling market town provides facilities which include national stores, cinema, health centres, restaurants and there is a leisure centre with indoor heated pool. The property is particularly well sited for the Cober Valley with its beautiful riverside walks onward to the amenity area at the bottom of the town with its boating lake. This leads onwards to the Penrose Estate from which walks can be enjoyed alongside Cornwall's natural freshwater lake in turn leading to the sea.

THE ACCOMMODATION COMPRISES (DIMENSION APPROX)

GLAZED DOOR TO

ENTRANCE HALLWAY

With attractive laminate flooring, storage cupboards and a loft hatch to the roof space. Door to

LOUNGE 4.82M X 3.92M (15'9" X 12'10")

With a large picture window to the front aspect and wood burner set on a stone hearth with stone surround.

KITCHEN 3.30M X 2.52M (10'9" X 8'3")

Comprising a white contemporary fitted kitchen with stone worktops that incorporate a one and a half bowl sink drainer unit with mixer tap and window to the rear aspect with views over the garden. There are a mixture of base and drawer units under with wall units over, functional stainless steel shelving and a Leisure range cooker, spaces are provided for a washing machine, dishwasher and tumble dryer.

BEDROOM ONE 3.74 X 3.05 (12'3" X 10'0")

A dual aspect room with windows to both the front and side aspect, the latter of which enjoys a lovely view down towards Helston Parish church and open countryside beyond.

BEDROOM TWO 3.49M X 2.38M (11'5" X 7'9")

With window to the side aspect again with the nice outlook.

BEDROOM THREE 2.59M X 2.31M (8'6" X 7'7")

With a window to the rear aspect overlooking the garden.

BATHROOM

Being beautifully appointed with a freestanding bath with shower over, wash hand basin, W.C, attractive tiling to the walls , anti slip flooring, chrome ladder style drying radiator and window to the rear aspect.

OUTSIDE

To the front of the property there is a driveway with parking which leads to a -

INTEGRAL GARAGE 4.88M X 3.33M (16'0" X 10'11")

With electric up and over door, power and light. There is a door to

WORKSHOP/HOBBIES ROOM 4.48M X 2.64M (14'8" X 8'7")

A very useful space with power, light and a loft hatch that leads back into the lounge.

GARDENS

To the front and side there are lawned areas interspersed with beds that house mature plants, trees and shrubs. It is nicely enclosed by a wall and topped by wooden fencing. There is pedestrian access down both sides of the property that lead to the rear garden where there is a lawned area and beds housing mature plants, trees and shrubs.

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 Helston office proceed up Wendron Street and into Godolphin Road, then take the second turning left down into Cades Parc where the property will be found at the bottom of the hill on the left hand side and is identifiable by our for sale board.

WHAT THREE WORDS: wedge.unguarded.sketches

COUNCIL TAX BAND

Band C

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

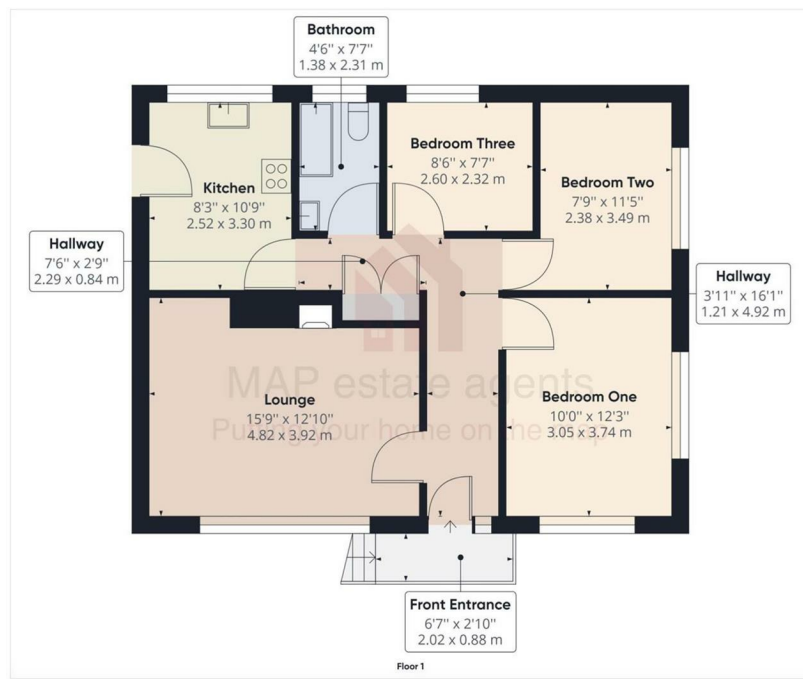
PROOF OF FUNDS - PURCHASERS

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

26th March 2024

9 CADES PARC, HELSTON, CORNWALL, TR13 8QS PRICE GUIDE £327,000



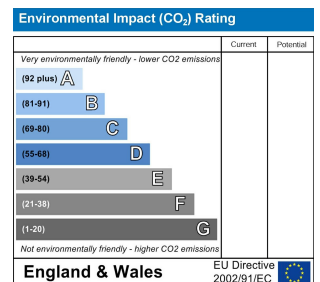
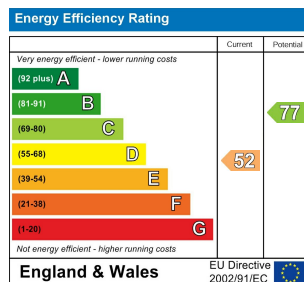
IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves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



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