

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a charming mid terrace, three bedroom character cottage situated in the older quarter of the bustling market town of Helston.



This charming terraced cottage is located in the picturesque older quarter of Helston. This delightful property has many period features whilst enjoying the refinements of modern living including mains gas central heating and double glazing.

The accommodation in brief provides on the ground floor, entrance porch, lounge, dining room and fitted kitchen. On the first floor there are three bedrooms separate w.c and nicely appointed bathroom.

The property is particularly convenient for the amenity area and boating lake towards the bottom of town with its walks onwards through the National Trust Penrose Estate alongside Cornwall's largest natural freshwater lake with the sea beyond. The property is also very convenient for the town centre.

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)

Feature glazed door to -

ENTRANCE PORCH

With feature stained glass paneled door leading to an -

INNER HALLWAY

With dado rail and doors to -

LOUNGE 4.27M X 3M (14'0" X 9'10")

A room full of character with feature brick and stone fireplace (currently boarded up), dado rail and bay style window overlooking the front garden. The room is lit by a mixture of wall and pendant lighting.

DINING ROOM 5.33M X 3.24M (17'5" X 10'7")

With bay style window with to the rear aspect with a nice view over the rear courtyard garden. Stone fireplace with wood mantel over housing a gas fire (currently disconnected). There are two shelved alcoves, beamed ceiling and pendant lighting. With door to -

REAR HALLWAY

With door to side aspect and further door out to garden. With further door to -

KITCHEN 4.93M X 2.27M (16'2" X 7'5")

With fitted kitchen comprising wood effect worktops incorporating a one and a half bowl stainless steel sink drainer and tiled splash backs. There are a mixture of base and drawer units under, wall units over. Spaces are provided for a cooker, dishwasher, washing machine, tumble dryer and fridge/freezer. Cooker hood, window to the side aspect overlooking the courtyard garden, two spotlight arrangements and a large storage cupboard.

FIRST FLOOR LANDING

With loft hatch to the roof space. With doors to -

BEDROOM ONE 3.12M X 3.12M (10'2" X 10'2")

With a window to the front aspect.

BEDROOM TWO 3.15M X 1.97M (10'4" X 6'5")

With a window to the front aspect.

From the landing a step descends to a further landing with a window to the side aspect and an airing cupboard housing the gas boiler

BEDROOM THREE 3.29M X 3.45M MAX MEASUREMENTS (10'9" X 11'3" MAX MEASUREMENTS)

With a window to the rear aspect overlooking the garden.

W.C.

With close coupled W.C., wall mounted wash handbasin with tiled splash back, obscure glazed window to the side aspect, wood effect vinyl flooring.

BATHROOM

Nicely appointed with a jacuzzi style paneled bath with tiled splash backs, wash handbasin set in to a vanity unit with tiled splash backs and storage under, shaver socket, chrome ladder style towel drying radiator, tiled shower cubicle with glass screen and a window to the side aspect.

OUTSIDE

To the front of the property there is a lovely cottage style garden planted with an array of mature plants, trees and shrubs and a patio seating area. To the rear there is a nicely enclosed courtyard garden planted with mature plants and shrubs.

SHED 2.7M X 2.17M (8'10" X 7'1")

With a window to the side aspect.

AGENTS NOTE ONE

The property enjoys a right of way over the neighboring property at the rear.

AGENTS NOTE TWO

Parking - We are advised a parking permit may be available to buy for the council car park in front of the property. Please contact Cornwall Council for further details 0300 1234 222.

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.

DIRECTIONS

From Helston town centre proceed down Coinagehall Street, bearing left down Monument Road, crossing the roundabouts, taking the A394 which is signposted to Penzance. You will come to a set of traffic lights at the pedestrian crossing, turn right here. Take the next right in to the car park where you will see the property on the left hand side identifiable by our For Sale board.

WHAT 3 WORDS: live. cheer. hikes

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

SERVICES

Mains electricity, water, drainage and gas.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING

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

COUNCIL TAX

Council Tax Band B.

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

20th May, 2024.

6 CASTLE GREEN, HELSTON, TR13 8EY

PRICE GUIDE £265,000

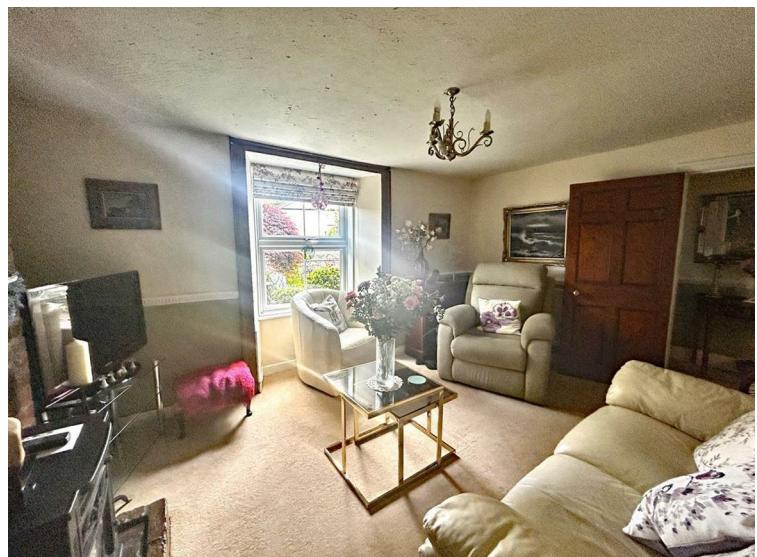
GROUND FLOOR 489 sq ft. (45.4 sq m.) approx. 1ST FLOOR 517 sq ft. (48.0 sq m.) approx.



TOTAL FLOOR AREA - 1006 sq ft. (93.5 sq m.) approx.
While every attempt has been made to insure the accuracy of the floorplans contained here, measurements and dimensions are approximate only. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor and agent accept no responsibility for any inaccuracies contained in this plan and no guarantee as to the true condition of the property can be given.



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.

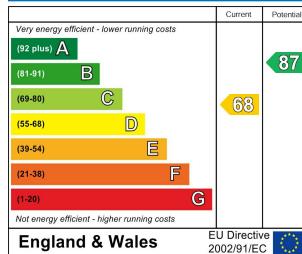


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Energy Efficiency Rating



Environmental Impact (CO₂) 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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