

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



TOTAL FLOOR AREA: 1006 sq ft (93.5 sq m.) approx.
These floor plans have been made to show the structure of the building concerned. Measurements of areas, volumes, heights and any other details are approximate and no responsibility is taken for any error, omission or misstatement. They are for the general guidance only and should not be relied upon for any legal or financial purposes. The vendor, its agents and any other persons named herein do not warrant or guarantee as to their accuracy or efficiency and no person named herein shall be liable for any error or omission.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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