

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a terraced, two bedroom cottage in the Cornish market town of Helston.



Situated in the Cornish market town of Helston is this two bedroom cottage of immense charm and character. The residence, which has been enhanced by the current owners, provides spacious accommodation and benefits from mains gas central heating. To the rear of the property is a useful workshop with electric and water.

In brief, the accommodation comprises on the ground floor an open plan lounge/kitchen/diner whilst to the first floor is a shower room and two bedrooms.

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)

STABLE STYLE DOOR TO

OPEN PLAN LOUNGE/KITCHEN/DINER 6.10M X 3.58M (AVERAGE MEASUREMENTS) (20' X 11'9" (AVERAGE MEASUREMENTS))

A dual aspect room with spotlighting, stable style door to the rear and stairs ascend in the centre of the room to the first floor.

KITCHEN AREA

Kitchen comprising a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboard over. There is space for a fridge and there is a built in oven with hob and hood over. The room has partially tiled walls.

STAIRS AND LANDING

With doors to both bedrooms and door to

SHOWER ROOM

Comprising a shower cubicle, pedestal wash hand basin and a close coupled w.c.. There is a tiled floor, tiled walls and a heated towel rail.

BEDROOM ONE 3.35M X 2.44M (11' X 8')

With outlook to the front.

BEDROOM TWO 2.67M X 1.75M (AVERAGE MEASUREMENTS) (8'9" X 5'9" (AVERAGE MEASUREMENTS))

With outlook to the rear.

OUTSIDE

There is a wall enclosed garden to the front with well established shrubs whilst to the rear of the property is a useful workshop with power and water.

AGENTS NOTE

We are advised that there is a path to the rear of the property which neighbouring residences have right of way over.

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 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.

MOBILE AND BROADBAND COVERAGE

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/>

COUNCIL TAX BAND

Band B

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.

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

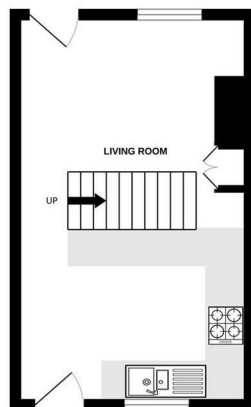
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

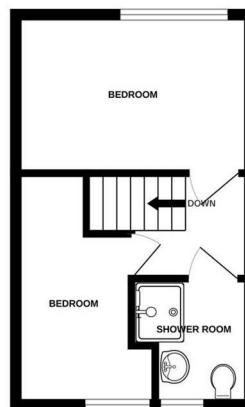
30th May 2024

11 CASTLE GREEN, HELSTON, CORNWALL, TR13 8EY PRICE GUIDE £225,000

GROUND FLOOR
234 sq.ft. (21.7 sq.m.) approx.



1ST FLOOR
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA: 472 sq.ft. (43.9 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 errors, omissions or mis-statements. 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 Homestyler (2024)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		93
(81-91) B			
(69-80) C			70
(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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