

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a four bedroom, end of terrace town house in a popular road in Helston.



Offering versatile accommodation, the property provides the basis of a nice family home with many character features, whilst offering the refinements of modern living and gas central heating.

The accommodation is laid out over three floors and, in brief, provides from the roadside an opening on to an entrance hallway with doors to the lounge and a bedroom whilst stairs lead up to the first floor and down to the lower floor. On the lower ground floor there is a good sized kitchen/diner, family bathroom and door to the rear which leads out on to a nice garden with a good vista back over the properties, to open countryside beyond.

Godolphin Road itself is conveniently placed for both well regarded secondary and primary schooling. Helston is regarded as the gateway to The Lizard Peninsula with its stunning feature coves and cliff top walks. Helston has an amenity area and boating lake which leads onwards to the Penrose Estate which is in the ownership of The National Trust where lovely walks can be enjoyed beside Loe pool, Cornwall's largest natural fresh water lake. Further amenities include national stores, health centres, restaurants, coffee shops and a leisure centre with indoor pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to -

ENTRANCE HALLWAY

With turning staircase rising to the first floor and wooden doors to -

LOUNGE 4.42M X 3.37M (14'6" X 11'0")

A room of character with window to the front aspect. Ethanol fueled fire with wood mantel surround and feature alcove shelf.

BEDROOM ONE 3.52M X 2.76M (11'6" X 9'0")

With a window to the rear aspect.

The stairs descend to the ground floor with an understairs storage area, tiling to the floor, stable style door out on to the rear garden, an opening to -

KITCHEN 5.26M X 3.67M (17'3" X 12'0")

With beamed ceiling, wall which has exposed stone. There is a wood effect fitted kitchen with granite effect worktops that incorporate a one and a half bowl stainless steel sink drainer unit with mixer tap and gas hob with stainless steel splashback with stainless steel chimney style hood over. A mix of base and drawer units under with spaces provided for a washing machine and fridge/freezer, built-in stainless steel oven, tiling to the floor, window to the front aspect and part glazed door to the front aspect.

BATHROOM

Comprising a suite which includes a corner bath with mixer tap arrangement, glazed and tiled walk-in shower cubicle, pedestal wash handbasin, ladder style towel drying radiator and window to the rear aspect. Tiling to the floor and inset spotlighting.

From the entrance hallway, a turning staircase rises to the first floor with a window at its half landing with views back over Helston with open countryside in the distance. Rising to the top landing with loft hatch to roof space and stripped pine doors to -

BEDROOM TWO 3.5M X 2.9M (11'5" X 9'6")

With window to the rear aspect with a view, over the top of other properties, past the Parish Church, and open countryside beyond.

BEDROOM THREE 3.44M X 3.01M (11'3" X 9'10")

With window to the front aspect.

BEDROOM FOUR 2.42M X 2.42M (7'11" X 7'11")

With window to the front aspect.

OUTSIDE

To the front of the property there is a gated courtyard with steps leading down to the kitchen and a further two steps to the front door.

REAR GARDEN

A nicely enclosed space set over different levels and hard landscaped for ease of maintenance in mind. At the bottom of the garden there is a useful shed, and the current owner has a further shed with cage at the rear for her chickens. The property enjoys rear access down the side of the property to access the garden. The neighbours to the right also enjoy a right of way over this pathway.

SERVICES

Mains electricity, water, drainage and gas.

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 our Helston office, proceed up Wendron Street joining Godolphin Road and the property will be found on the left hand side as identifiable by our For Sale board.

VIEWING

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

COUNCIL TAX

Council Tax Band C.

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

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.

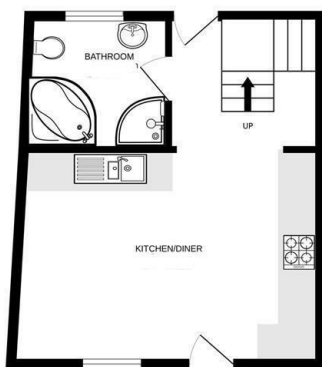
DATE DETAILS PREPARED

28th June, 2024.

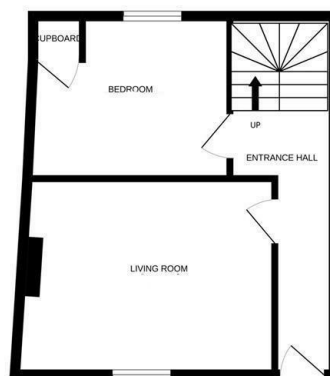
22 GODOLPHIN ROAD, HELSTON, TR13 8PY

PRICE GUIDE £270,000

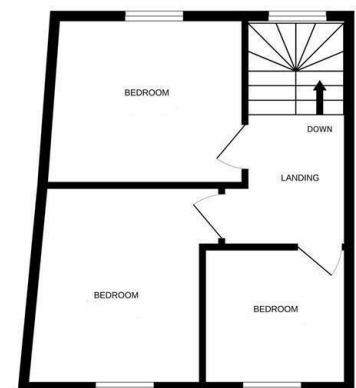
GROUND FLOOR



1ST FLOOR



2ND FLOOR



FOR ILLUSTRATION PURPOSES ONLY

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		55	
(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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