

CHRISTOPHERS

ESTATE AGENTS



A very well presented two bedroom detached park home, situated in a tucked away location on the well regarded Glenhaven Park, moments from Helston and its amenities.



Occupying a generous corner plot in a quiet, traffic free, location this park home has been tastefully and comprehensively enhanced during the current owners tenure to provide a comfortable, light and welcoming home.

In brief the accommodation comprises of an entrance porch, kitchen, open plan lounge / dining room, hallway, shower room and two bedrooms. The property has double glazing, is warmed by LPG central heating and benefits from one allocated and one rented (see Agents Note below) parking space.

To the outside there are pleasant areas of garden to the side and rear with mature shrubs and plants. To the side there is a decked area, a block built outbuilding and a further shed. To the rear is a lovely enclosed raised decked area which enjoys a sunny aspect and would seem an ideal place in which to sit out and relax. All in all, well kept and thoroughly recommended.

Glenhaven park is well placed for local amenities including Tesco supermarket. Helston stands as a gateway and commercial centre for the Lizard Peninsula. It provides amenities which include national stores and cinema. The town is linked to the coast by the beautiful Penrose Estate through which many walks can be enjoyed including those around Loe Pool which is Cornwall's largest natural freshwater lake.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Steps up to part glazed door to

ENTRANCE PORCH

Triple aspect with tiling to the floor, step up and door to

KITCHEN 4.17M X 2.44M INC CUPBOARD (13'8" X 8' INC CUPBOARD)

Having a modern white fitted kitchen with polished granite effect working top surfaces incorporating a composite sink with drainer and mixer tap over, a range of cupboards and drawers under and wall cupboards over. There is wood effect flooring, a window to the front aspect, attractive tiled splash-backs, a larder cupboard, spotlighting, a shelf and a cupboard with shelving, which houses the Worcester boiler. Spaces are provided for a cooker, washing machine, microwave and a fridge freezer. Door to

DINING ROOM/LOUNGE

A light and welcoming 'L' shaped room.

DINING AREA 5.82M X 2.18M MAXIMUM MEASUREMENTS (19'1" X 7'2" MAXIMUM MEASUREMENTS)

Dual aspect with archway to lounge, large picture windows to side aspect, window to front and a Daikin Air-Conditioning unit (can provide warm air in winter months if needed).

LOUNGE AREA 5.99M X 3.23M (19'8" X 10'7")

With French doors opening out onto rear decked area, wall lights and a door to.

REAR HALLWAY

L shaped with wood laminate flooring, cupboard with shelving and coat hanging rail, additional storage cupboard and doors off to the rear garden, shower room, lounge and both bedrooms.

BEDROOM ONE 3.07M X 2.84M PLUS BUILT IN WARDROBES (10'1" X 9'4" PLUS BUILT IN WARDROBES)

Double bedroom with dual aspect to side and rear and bespoke fitted wardrobes with hanging rails, shelves over and storage under.

BEDROOM TWO 2.13M X 2.13M PLUS BUILT IN WARDROBES (7' X 7' PLUS BUILT IN WARDROBES)

With wood effect laminate flooring, window to side aspect and bespoke fitted wardrobes with hanging rails, drawers under and storage shelves over.

SHOWER ROOM

Beautifully appointed with low-level w.c with concealed cistern, wash handbasin set atop a vanity cupboard with drawers under and to the side and a large walk-in shower cubicle with glass screen housing a thermostatic shower with rain drencher head and shower attachment. There is marine ply style flooring, tile effect easy clean surfaces, an extractor fan, an obscure glazed window to the front aspect and alcove with shelf and storage.

OUTSIDE

There are areas of lawn and mature shrubs and plants to the front and one side of the property. A gate and pathway lead to the front door and side garden with decking and a block built outbuilding which has power and light and useful working top surfaces with storage under. Beyond this a pathway leads round to a further shed and on to a nicely enclosed area of raised decking which is a real highlight of the property. Beyond this a further gate leads to a side path and garden. There is an allocated parking space, whilst our owners rent a further space from the site owners.

AGENTS NOTE ONE

The property is Leasehold. It has a current pitch fee of £216.18 per calendar month.

AGENTS NOTE TWO

The guidelines are that purchasers have to be 50 years or older, although this is subject to the Landlords discretion.

AGENTS NOTE THREE

The owners pay £20 per calendar month to rent an additional parking space which is adjacent to their allocated space.

AGENTS NOTE FOUR

The owners have a plan with Bartletts Refrigeration to service the Air Conditioning Unit for a current annual fee of £150.

SERVICES

Mains water, electric and drainage. LPG heating.

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 up Wendron Street and along Godolphin Road. At the Turnpike roundabout turn right. Follow the road past the Tesco roundabout and just after the traffic lights one will find Glenhaven Park on the left hand side.. There is visitor parking on the right hand side. Upon entry to the park turn right and take the first left where the property will be found on the corner plot after a short distance.

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 A

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

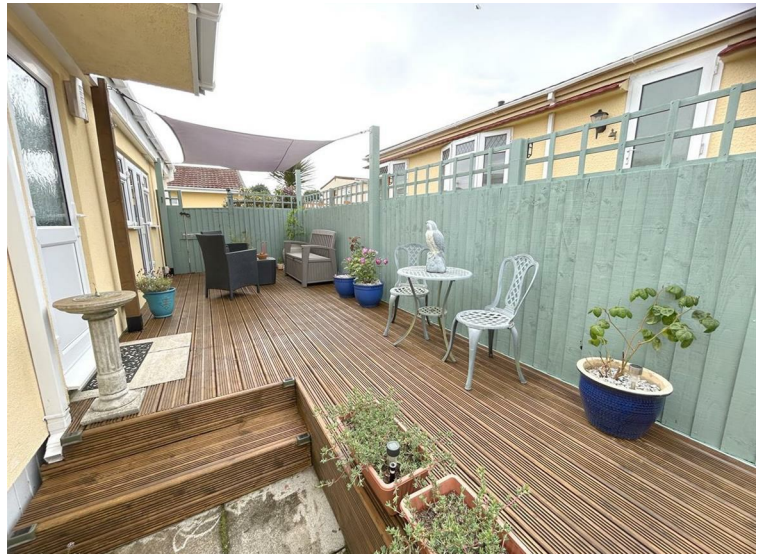
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

7th August 2024

48 GLENHAVEN PARK, HELSTON, CORNWALL, TR13 8PW PRICE GUIDE £159,950

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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