

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a three bedroom, link detached house with garage in the Cornish market town of Helston.



Situated in the popular residential area of Gwarth An Drae in the Cornish market town of Helston is this beautifully presented, three bedroom link detached property. The residence, which benefits from mains gas central heating and double glazing, is well proportioned and enjoys views towards open countryside over and in between other properties. The outside space is a real feature of the property with the front garden being mainly laid to lawn and boasting well established plants and shrubs. A driveway to the side leads to a garage and provides parking. To the rear of the residence is a pleasant patio area which would seem ideal for Al Fresco dining and entertaining whilst there are well further well established plants and shrubs and a good sized lawned area runs to the side of the property.

In brief, the accommodation comprises a hall, w.c., lounge and a kitchen/diner. On the first floor is a bathroom and three 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, doctor 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)

DOOR TO

HALL

With door to the lounge, stairs to the first floor and door to

W.C.

Comprising close coupled w.c., wall mounted wash basin and obscured window to the side.

LOUNGE 4.19M X 3.73M (13'9" X 12'3")

With outlook to the front, having an electric fire and door to

KITCHEN/DINER 4.72M X 2.90M (15'6" X 9'6")

Comprising working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space for a washing machine, dishwasher and fridge whilst there is a built in double oven with hob and hood over. There are partially tiled walls, outlook and patio door to the rear garden. The room houses the boiler.

STAIRS AND LANDING

With doors to all bedrooms, window to the side, access to the loft and door to

BATHROOM

Comprising bath with mixer tap and both rain and flexible shower heads over, wash basin with mixer tap and cupboards under and a close coupled w.c.. There is a heated towel rail, partially tiled walls and an obscured window to the rear.

BEDROOM ONE 4.19M X 2.74M (13'9" X 9')

Outlook to the front, over and between other properties towards open countryside.

BEDROOM TWO 2.82M X 2.74M (9'3" X 9')

Outlook to the rear.

BEDROOM THREE 2.36M X 1.91M (7'9" X 6'3")

With outlook to the front.

OUTSIDE

There are gardens to the front and rear with the front garden being mainly laid to lawn with well established plants and shrubs. To the side of the property there is a driveway which provides parking and leads to a garage. The rear garden is of good size providing a large lawned area and patio area. There are again well established plants and shrubs.

GARAGE

With up and over door and power.

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/>

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 left signposted Redruth and follow this road passing the Fire Station on the left hand side. At the next roundabout turn left. Follow this road through Water-Ma-Trout Industrial Estate and as one descends the hill, go over the mini roundabout and take the next turning right. Proceed along the road and take the first turning right into Gwarth An Drae where the property can be found after a short distance on the right hand side.

COUNCIL TAX BAND

Band C

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

15th August 2024

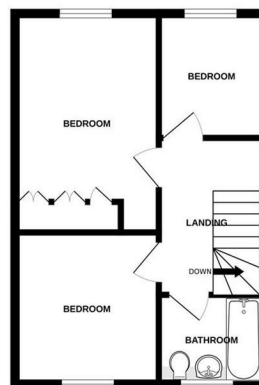
61 GWARTH AN DRAE, HELSTON, TR13 0BS

PRICE GUIDE £320,000

GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The names, signs and addresses shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan (2024)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		74
(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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