

# CHRISTOPHERS

ESTATE AGENTS



A nicely presented two bedroom end of terraced property in a well regarded residential cul-de-sac in Helston.



Penmere Close is ideally situated for local amenities and well regarded schooling, with footpaths that lead down to the Cober Valley with its lovely riverside walks.

The property benefits from double glazing and night storage heating and offers accommodation that in brief consists of, on the ground floor entrance porch, lounge and kitchen diner. On the first floor there are two bedrooms and a family bathroom. To the outside there is a driveway with parking that leads to the adjacent garage.

There are gardens to the front and the rear the latter being nicely enclosed hard landscaped for ease of maintenance.

Helston itself is a bustling market town that stands as the gateway to the Lizard Peninsula which is designated as an Area of Outstanding Natural Beauty with many beaches, coves and cliff top walks. The town itself has amenities that include primary schools, secondary school with 6th form college, leisure centre with indoor pool, there are a number of national stores and supermarkets, also doctor's surgeries.

## THE ACCOMMODATION COMPRISES (MEASUREMENTS APPROX)

### DOOR TO

#### ENTRANCE PORCH

With a door to the -

#### LOUNGE 4.80M X 3.73M (INCLUDING STAIRCASE) (15'9" X 12'3" (INCLUDING STAIRCASE))

With a window to the front aspect ,a feature electric fire with a tiled hearth and surround with wood mantle over and doors to

#### KITCHEN/DINER 3.73M X 2.59M (12'3" X 8'6" )

A fitted kitchen comprising granite effect work top surfaces that incorporate a single bowl stainless steel sink and drainer with mixer taps all of which have attractive tiled splash backs. There are a mixture of base and wall units with spaces for dishwasher, washing machine, cooker and fridge/freezer. There is a chimney style stainless steel cooker hood, tile effect flooring, extractor fan and a window and a door to the rear aspect.

#### FIRST FLOOR LANDING

With airing cupboard which is shelved and houses the immersion heater there is a loft hatch to the roof space. With doors to

#### BEDROOM ONE 3.12M X 2.67M (PLUS ALCOVE) (10'3" X 8'9" (PLUS ALCOVE))

Having a built-in wardrobe and a window to the front aspect with a view over other properties down the Cober Valley.

#### BEDROOM TWO 3.73M X 2.13M (12'3" X 7')

Having a window to the rear aspect.

#### BATHROOM

Comprising of a white suite with panel bath with electric shower over and glass screen, wash hand basin built into a vanity unit and a close coupled w.c. The walls are tiled, there is vinyl flooring and a window to the rear aspect.

### OUTSIDE

To the front there is a shared driveway that leads to the adjacent garage. There is a garden to the front which is fenced and has stone chippings and a flowerbed. To the side of the property there is pedestrian access and a gate that leads to the rear garden which is nicely enclosed and is hard landscaped with ease of maintenance in mind.

### SERVICES

Mains electricity, water & drainage.

### VIEWING

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

## DIRECTIONS

From Helston town centre proceed down Church Street and up Church Hill following the Church wall around to the left and in to Osborne Parc. Proceed along Osborne Parc and at the T-Junction turn left down the hill. Follow the road bearing around to the left and around to the right to the next T-Junction. Turn right and Penmere Close will be found the second turning on the right hand side. Number 9 is the property on the left.

## COUNCIL TAX BAND

Band B

## 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/>

## 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

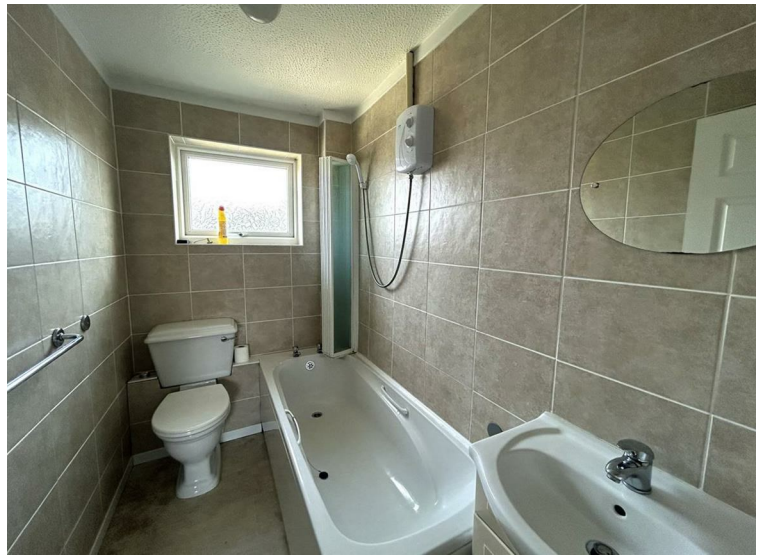
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

## DATE DETAILS PREPARED

2nd September, 2024.

**9 PENMERE CLOSE, HELSTON, CORNWALL,  
TR13 8UU  
PRICE GUIDE £214,950**

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			69
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		41	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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