

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a two bedroom, mid terraced cottage of immense charm and character in the Cornish market town of Helston.



Situated in the delightful terraces of Castle Green is this two bedroom, mid terraced cottage. The residence, which benefits from double glazing, has many character features from an attractive local stone facade, beamed ceiling and a feature fireplace which houses a wood burner.

In brief, the accommodation comprises a lounge, kitchen/diner and on the first floor a shower room and two bedrooms. To the outside is a pleasant garden to the front whilst to the rear of the property is an outbuilding which houses some utilities.

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.

DOOR TO

LOUNGE 3.51M X 2.44M (11'6" X 8')

With outlook to the front and a feature fireplace with tiled hearth and wood mantel over housing a wood burner. Door to

KITCHEN/DINER 3.43M X 2.82M (11'3" X 9'3")

Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. Built in appliances include an oven with hob over and there is an outlook and door to the outside. There are partially tiled walls, beamed ceiling, under stairs cupboard and stairs to the first floor.

STAIRS AND LANDING

With access to the loft, doors to all remaining rooms.

SHOWER ROOM

Comprising a shower cubicle, pedestal wash basin and a close coupled w.c.. There is an obscured window to the rear.

BEDROOM ONE 3.05M X 2.44M (10' X 8')

With outlook to the front and having built in wardrobes.

BEDROOM TWO 2.74M X 1.75M (MAXIMUM MEASUREMENTS) (9' X 5'9" (MAXIMUM MEASUREMENTS))

With outlook to the rear and having built in wardrobes.

OUTSIDE

To the front of the property is a pleasant garden which is mainly stone chipped for ease of maintenance and has well established plants and shrubs. To the rear of the property is a pathway which leads to an outbuilding which houses some utilities and plumbing for a washing machine.

AGENTS NOTE

We are advised there is a right of way over the path to the rear of the residence in favour of neighbouring properties.

SERVICES

Mains electricity, 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.

AGENTS NOTE

We are advised by the owners that their buildings' insurance excludes cover for flooding.

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/>

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.

COUNCIL TAX BAND

Band B

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

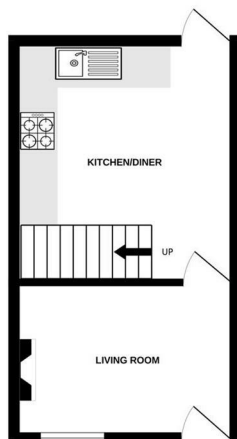
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

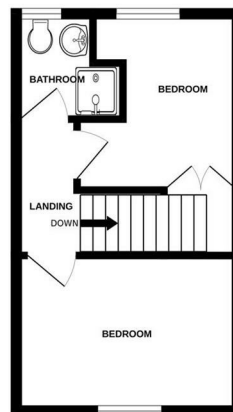
6th September 2024

MAY COTTAGE, 13 CASTLE GREEN, HELSTON, TR13 8EY PRICE GUIDE £229,950

GROUND FLOOR
235 sq.ft. (21.8 sq.m.) approx.



1ST FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA: 472 sq.ft. (43.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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 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 floorplan 0204

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		42	
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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