

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a two bedroom, detached bungalow with garage, parking and garden in the Cornish market town of Helston.



Situated in the Cornish market town of Helston in the well regarded residential area of Bosnoweth is this two bedroom detached bungalow. The residence, which benefits from mains gas central heating and double glazing, is well presented and to the rear of the property there is a good size garden. To the side of residence a driveway provides parking and leads to a garage.

In brief, the accommodation comprises of a hall, kitchen, lounge/diner, bathroom and two 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 beaches, coves and cliff top walks. The town has amenities that include national stores, supermarkets, doctors' surgeries and churches along with many clubs and societies. There are a number of well regarded primary schools and a comprehensive school with sixth form college.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

HALL

With doors to all internal rooms.

KITCHEN 3.20M X 1.91M (10'6" X 6'3")

With 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 an oven, fridge and washing machine. The room has partially tiled walls and an outlook to the front.

LOUNGE/DINER 5.03M X 3.05M (MAXIUM MEASUREMENTS) (16'6" X 10' (MAXIUM MEASUREMENTS))

An irregular shaped room with patio doors which open onto the garden and having a mock fireplace.

BEDROOM ONE 3.28M X 2.74M PLUS DOOR RECESS (10'9" X 9" PLUS DOOR RECESS)

Outlook to the rear garden and having built in wardrobes.

BEDROOM TWO 2.67M X 2.59M PLUS DOOR RECESS (8'9" X 8'6" PLUS DOOR RECESS)

Outlook to the front.

BATHROOM

Comprising a close coupled w.c., pedestal wash hand basin and a bath with electric shower over. There are partially tiled walls and an obscured window to the side.

OUTSIDE

The rear garden is of particularly good size and has a pleasant patio which would seem ideal for Al Fresco dining and entertaining. To the side of the residence is a driveway which provides parking and leads to a garage.

SERVICES

Mains electricity, water, drainage and gas.

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

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 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

13th September 2024

**61 BOSNOWETH, HELSTON, CORNWALL,
TR13 8FR
PRICE GUIDE £269,950**

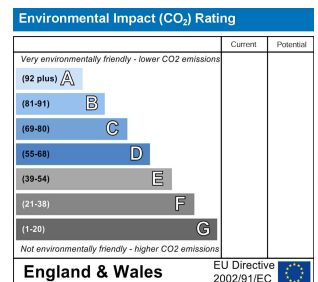
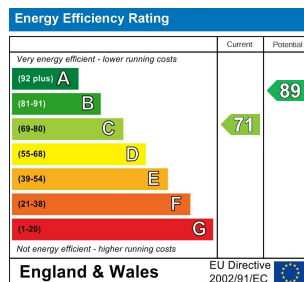
IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves 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.



OFFICES AT

Helston 5 Wendron Street, Helston TR13 8PT
 E: property@christophers.uk.com - T: 01326 565566

Porthleven Fore Street, Porthleven TR13 9HJ
 E: porthleven@christophers.uk.com - T: 01326 573737



Web: www.christophers.uk.com
 Email: property@christophers.uk.com