

CHRISTOPHERS

ESTATE AGENTS



A fantastic family home offering three bedrooms with master en-suite, enclosed gardens and two allocated off road parking spaces.



Designed for family living this three-bedroom home is situated in a popular and much sought-after residential area. Enter and find yourself in a welcoming entrance hall with a convenient cloakroom. There is a practical kitchen/breakfast room, which comes equipped with integrated appliances, perfect for family meals and casual dining. The generous dual-aspect lounge/dining room is a great room for families offering plenty of room for relaxation and entertaining, with double doors leading directly out to the rear garden.

Upstairs, a galleried landing provides access to three comfortable bedrooms and the family bathroom. The master bedroom benefits from an en-suite shower room, as well as generous built in storage offering added privacy and convenience. Outside, the rear garden is a good size, mainly laid to lawn, providing a safe and secure space for children and pets to play. Two allocated off-road parking spaces complete the property, ensuring practical and convenient parking.

This home is being sold to close an estate with vacant possession and is an excellent choice for those seeking a well-located family home with all the key features for modern living.

The town of Helston is the gateway to the Lizard Peninsula with its stunning feature coves and cliff top walks. It is a bustling market town providing facilities that include national stores, health centres, cinema and a leisure centre with indoor swimming pool. There are a number of well regarded primary schools, a secondary school and a university campus that can be found in the nearby town of Falmouth which is some twelve miles distant.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX

Obscured double glazed door to:

ENTRANCE HALLWAY

With turning staircase rising to the first floor, radiator and doors to various rooms.

CLOAKROOM 2.41M X 0.97M (7'11 X 3'2)

With w.c., pedestal wash hand basin with tiled splashback and wall mounted mirror. Obscured double glazed window to front.

KITCHEN/BREAKFAST ROOM 3.25M X 2.64M (10'8 X 8'8)

With vinyl flooring, fitted with a contemporary range of base and wall units including drawers with work surfaces over and one and a half bowl sink and drainer with mixer tap. Fitted electric oven and gas hob with filter hood and light over, integrated fridge/freezer and integrated washer/drier. Ideal Logic Combi 35 gas combi boiler. Radiator and double glazed window to rear overlooking the garden.

LOUNGE/DINING ROOM 4.24M MAX REDUCING TO 2.03M MIN X 4.88M MAX RED TO (13'11 MAX REDUCING TO 6'8 MIN X 16' MAX RED TO 12')

A lovely spacious dual aspect room with fitted carpet, double glazed window to front and double glazed double doors to rear garden. Focal point contemporary wall mounted pebble effect electric fire with remote control and useful understairs storage cupboard.

FIRST FLOOR LANDING

A galleried style landing with fitted carpet, double glazed window to front, useful cupboard and doors to various rooms.

MASTER BEDROOM 3.02M X 2.79M (9'11 X 9'2)

With fitted carpet, double glazed window to rear overlooking the garden, radiator and built in wardrobe with mirrored sliding doors offering a good range of storage. Door to:

EN-SUITE SHOWER ROOM 2.11M (MAX INTO DEPTH OF SHOWER CUBICLE) X 1.37M (6'11 (MAX INTO DEPTH OF SHOWER CUBICLE) X 4'6)

With vinyl flooring, tiled cubicle with concertina door housing Mira Jump electric shower, w.c., pedestal wash hand basin and chrome effect ladder style radiator. Obscured double glazed window to front.

BEDROOM TWO 3.02M X 2.82M (9'11 X 9'3)

With fitted carpet, double glazed window to rear and radiator.

BEDROOM THREE 2.03M X 2.03M (6'8 X 6'8)

With fitted carpet, radiator and window to front offering a rural outlook across surrounding property.

FAMILY BATHROOM 2.11M X 1.98M (6'11 X 6'6)

With suite comprising of a bath with tiled surround an mixer tap with wall mounted shower attachment. W.C., pedestal wash hand basin, chrome effect ladder style radiator and obscured double glazed window to front. Shaver point and mirror.

OUTSIDE

To the front of the property is a token lawned area and path and steps leading to the front door. The main gardens lie to the rear of the property and are primarily laid to lawn with a useful timber shed. The gardens are fully enclosed offering a safe area for children and pets. A pedestrian access gate leads to the adjacent parking area where there are two allocated parking spaces.

DIRECTIONS

From Helston town centre proceed up Wendron Street and along Godolphin Road. At the roundabouts turn right signposted Penzance and continue over the next roundabout and proceed straight on at the traffic lights. At the next roundabout turn left signposted Falmouth and at the next roundabout turn left again into the housing estate. Proceed up this road to the top bear right into Pasmore Road. Continue along the road bearing left and the property will be found after a short distance on the left hand side.

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.

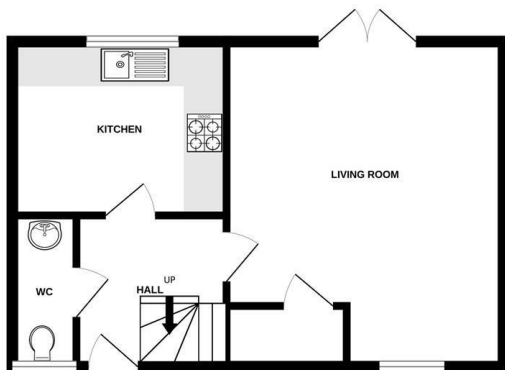
DATE DETAILS PREPARED

12th November 2024.

26 PASMORE ROAD, HELSTON, TR13 8ED

PRICE GUIDE £270,000

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	91
(81-91) B	79
(69-80) C	
(55-68) D	
(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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