

# CHRISTOPHERS

ESTATE AGENTS



Situated in a sought after residential cul-de-sac is this two bedroom detached bungalow in need of some updating to realise its full potential.



The property benefits from a relatively level plot, mains gas central heating and double glazing.

The accommodation in brief comprises an entrance hallway, lounge, conservatory leading out onto the rear garden, fitted kitchen, bathroom, two double bedrooms and there is also a rear porch. To the front there is parking for several vehicles leading to the attached garage. A generous garden runs to the front and there is an enclosed garden at the rear.

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 can also be found in the nearby town of Penryn which is some twelve miles distant. At the bottom of the close one can hail a bus which travels the circular town service route.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Glazed door and side panel leading into the

#### ENTRANCE PORCH

Glazed door into

#### ENTRANCE HALL

With loft hatch to the roof space and door leading on to the

#### LOUNGE 3.89 X 3.7 (12'9" X 12'1")

A fireplace sits on a tiled hearth and surround (not tested) serving hatch back to the kitchen and and glazed door and glazed side panel into the

#### CONSERVATORY 4.2 X 1.9 (13'9" X 6'2" )

A triple aspect room with views over the garden, service door back to the garage and sliding glazed door to the side aspect and garden.

#### KITCHEN 3.88 X 2.25 (12'8" X 7'4")

Comprising a fitted kitchen with one and a half bowl stainless steel sink drainer with base and drawer units under and wall units over. Spaces are provided for washing machine, fridge/freezer and cooker, there are windows to the rear and side aspects. Cupboard housing the immersion heater and Bosch Worcester gas boiler.

#### BEDROOM ONE 3.88 X 2.91 (12'8" X 9'6")

With a window to the front aspect.

#### BEDROOM TWO 3.25 X 2.88 (10'7" X 9'5")

With a window to the front aspect.

#### BATHROOM 2.29 X 1.65 (7'6" X 5'4")

Comprising suite with panel bath with electric shower over (not tested) pedestal wash hand basin, WC, heated towel rail and window to the side aspect.

#### OUTSIDE

To the front of the property there is a driveway with parking for several vehicles that leads to the -

#### GARAGE 5.49 X 2.65 (18'0" X 8'8")

With an up and over door and power and light connected. Service doors back to both the conservatory and rear garden.

#### GARDENS

To the front of the property there is a generous garden mainly laid to lawn with shrubs and trees at its border and is enclosed by block built walls. There is pedestrian access down the side of the property to the rear garden which is nicely enclosed by hedging and fencing.

#### SERVICES

Mains gas, 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 up Wendron Street and along Godolphin Road. At the Turnpike roundabout turn left to Redruth and upon reaching the school field on the left hand side turn right into Gwealdues. Follow this road to the T junction and turn right where West Close will be the first turning on your right. Proceed to the top of the cul-de-sac and the property will be found on the left hand side and will be identifiable by our For Sale board.

## 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/>

## COUNCIL TAX BAND

Band C

## DATE DETAILS PREPARED.

Details prepared 22nd November 2024.

## ANTI-MONEY LAUNDERING

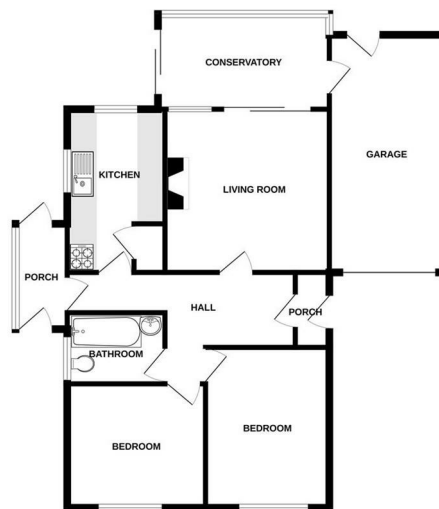
We are required by law to ask all purchasers for verified ID prior to instructing a sale

## PROOF OF FINANCE - 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.

# 5 WEST CLOSE, HELSTON, CORNWALL, TR13 8LD PRICE GUIDE £240,000

GROUND FLOOR  
896 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.2 sq.m.) approx.  
These areas shown have been taken from the drawings of the building and are not intended to be taken as any form of guarantee or warranty. The areas are for general guidance only and should not be used as a basis for any purchase. The areas are for general guidance only and should not be used as a basis for any purchase. The areas are for general guidance only and should not be used as a basis for any purchase.

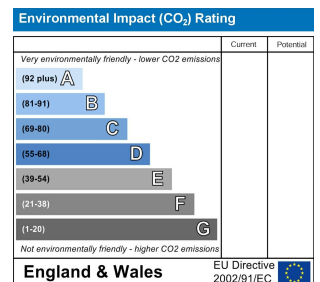
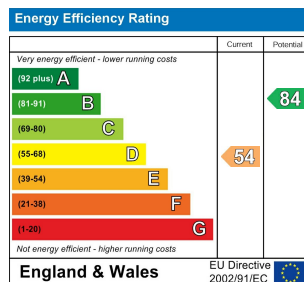
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