

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a detached, two bedroom bungalow in the sought after Cornish market town of Helston.



Situated in the popular residential Gwealdues Estate, in the Cornish market town of Helston, is this two bedroom detached bungalow. The residence, which benefits from double glazing and night storage heating, is well proportioned and has gardens to both the front and rear. To the rear of the property a garage is located in a block of garages close by.

In brief, the accommodation comprises a hall, lounge/diner, kitchen 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 beautiful beaches, coves and cliff top walks. The town has amenities that include, national stores, supermarkets, doctor 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.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to

HALL

With doors to all internal rooms, access to the loft and door to a built-in cupboard.

LOUNGE 4.72M X 3.51M (15'6" X 11'6")

With outlook to the rear garden and patio doors to the outside.

KITCHEN 2.90M X 2.36M (9'6" X 7'9")

Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space for an oven and a washing machine. The room has partially tiled walls, an outlook to the front and a door to the outside. Airing cupboard which houses a water tank with immersion heater.

SHOWER ROOM

Comprising a close coupled W.C., pedestal washbasin and a shower cubicle. There is a towel rail, tiled walls and frosted window to the front.

BEDROOM ONE 3.43M X 2.82M (11'3" X 9'3")

Outlook to the rear. Built-in wardrobe.

BEDROOM TWO 2.59M X 2.29M (8'6" X 7'6")

Outlook to the front and built-in wardrobe.

OUTSIDE

To the outside there are gardens to the front and rear of the property which are mainly laid to lawn and boast well established plants and shrubs. The rear garden provides a pleasant patio area.

GARAGE

Located close to the property in a nearby block of garages.

SERVICES

Mains electricity, water and drainage.

DIRECTIONS

From our office proceed up Wendron Street and into Godolphin Road. At the Turnpike roundabouts turn left sign posted Redruth. Proceed up this road taking the second turning on the right which is marked Gwealdues. Proceed down this road until you reach the green where you will turn left. Proceed along this road passing another green on your right hand side bear right and take the next left. Go around the bend and continue to follow the road down until reaching a T-Junction. Turn right here and you will shortly see the property on your right hand side identified by our For Sale board.

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VIEWING

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

COUNCIL TAX

Council Tax Band C.

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/>

DATE DETAILS PREPARED

3rd December, 2024.

ANTI-MONEY LAUNDERING

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

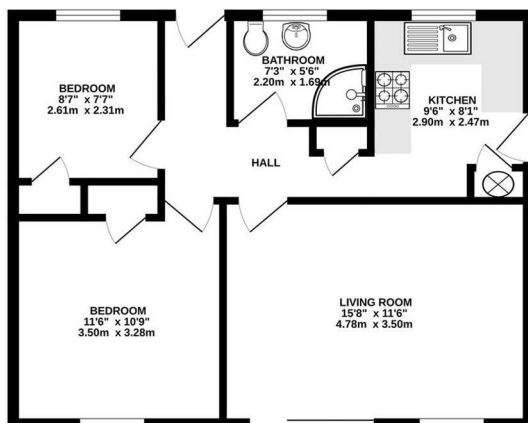
PROOF OF FINANCE - PURCHASERS

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.

72 MANOR WAY, HELSTON, TR13 8LZ

PRICE GUIDE £265,000

GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 556 sq.ft. (51.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, window, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be relied upon for any purpose other than to provide a general impression of the property. It is not intended to be used as a contract or to be used as a basis for any legal proceedings. All dimensions are in feet and inches unless otherwise stated and no guarantee is given as to their accuracy or efficiency can be given.
Mark & Spencer (2024)



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)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	46	
(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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