



37 Loe Valley Road, Helston, TR13 8UR

£385,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

37 Loe Valley Road

- DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED
- THREE BEDROOMS
- FAR REACHING RURAL OUTLOOK
- GARDEN & GARAGE
- COUNCIL TAX BAND D
- EPC - C70

Situated on the favoured western edge of the market town of Helston, this super property benefits from mains gas central heating and double glazing. A real feature of the property is the far reaching westerly views out over the Cober Valley onwards to rolling open countryside beyond where magnificent sunsets can be enjoyed.

The accommodation, in brief, provides an entrance hallway, super open plan living/dining/kitchen area designed to make the most of the magnificent views, three bedrooms and a beautifully appointed bathroom. To the outside, at the front, there is a driveway with parking that leads to a garage, garden and balcony which would seem ideal to enjoy a sunowner as the sun sets over the valley. To the rear there is a nicely enclosed and landscaped garden which offers good degrees of privacy.

The property is particularly well located for lovely riverside walks along the Cober valley and also sits on the circular town bus route.

Helston itself is a bustling market town that stands as the 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 itself has amenities that include primary schools, secondary school with 6th form college, leisure centre with indoor pool, there are a number of national stores and supermarkets, also doctors' surgeries.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Half glazed door to -







ENTRANCE HALLWAY

Of good proportions with wood effect laminate flooring, loft hatch to roof space and attractive pendant light. Generous storage cupboard with slatted shelving and a radiator. With part glazed door to -

OPEN PLAN LIVING AREA

LOUNGE/DINING AREA 18'2" x 11'0" (5.56m x 3.37m)

A beautiful living space with windows to the front and back, along with sliding glazed patio doors which allows the light to flood into this area. There is a feature gas fire set on a stone effect hearth and a glazed patio door, with glazed side panel, enjoys the magnificent rural outlook and leads out on to the balcony. Wood effect laminate flooring.

KITCHEN AREA 14'1" x 11'5" narrowing to 8'10" (4.31m x 3.49m narrowing to 2.71m)

A beautifully appointed cream high gloss kitchen comprising wood effect worktops that incorporate a one and a half bowl stainless steel sink drainer with mixer tap, Zanussi induction hob with hood over. Breakfast bar arrangement. There are a mix of base and drawer units under with wall units over, attractive tiled splashbacks, built-in appliances include a stainless steel Zanussi oven, fridge and freezer. Space is provided for a washing machine. Tiling to the floor, window to the rear aspect overlooking the rear garden, Bosch Worcester boiler and part glazed door to the side aspect.

BEDROOM ONE 11'1" x 11'1" (3.38m x 3.38m)

With window to the front aspect enjoying the rural outlook and wood effect laminate flooring.

BEDROOM TWO 13'9" x 9'7" (4.21m x 2.93m)

With a window to the rear aspect overlooking the garden. Wood effect laminate flooring.

BEDROOM THREE 8'11" x 6'8" (2.72m x 2.04m)

With wood effect laminate flooring and window to the rear aspect overlooking the garden.

BATHROOM

Being beautifully appointed with a panelled bath with concertina glass shower screen, easyclean splashback, mixer tap and shower with drencher head. Washbasin set into a vanity unit with mirrored medicine cabinet over, close coupled W.C., two windows to the rear aspect and attractive tiling to both the walls and floors.

OUTSIDE

Driveway with parking for a vehicle which leads to the -

GARAGE 13'1" x 11'5" (4m x 3.49m)

With up and over door, power light and water tap.

GARDEN

There is a lawned area to the front of the property bordered by beds that house mature plants and shrubs. Steps lead up and down the side of the property to the side door and further steps lead to the front door and balcony.

The rear garden is beautifully landscaped with a paved patio seating area and ornamental pond with water feature. The garden has been terraced with wood sleepers with steps that lead up to a lawned area with beds at its borders housing mature plants and shrubs. The whole area is nicely enclosed by fencing and offers good degrees of privacy. At the rear of the property and down the side there is a resin pathway and an outside tap.

SERVICES

Mains water, electricity, drainage and gas.

VIEWING

From Helston Town Centre proceed up Wendron Street and along Godolphin Road . At the Turnpike roundabout turn left which is sign posted Redruth. Follow this road passing the school playing field and the Fire Station. At the mini-roundabout turn left and proceed through Water-Ma-Trout Industrial Estate and down the hill. At the bottom of the hill bear left and proceed down the hill and up the other side passing Trenance Close and Penmere Close and the property will be found after a short distance on the left.

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 -

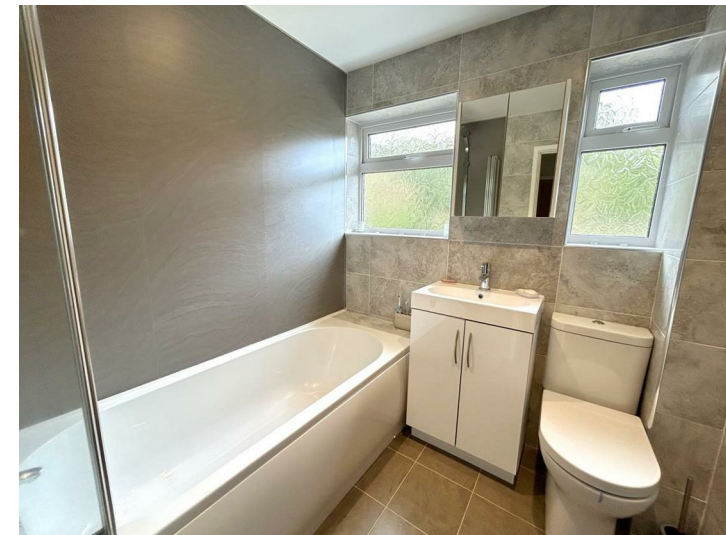
<https://checker.ofcom.org.uk/>

COUNCIL TAX

Council Tax Band D.

DATE DETAILS PREPARED.

1st October, 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

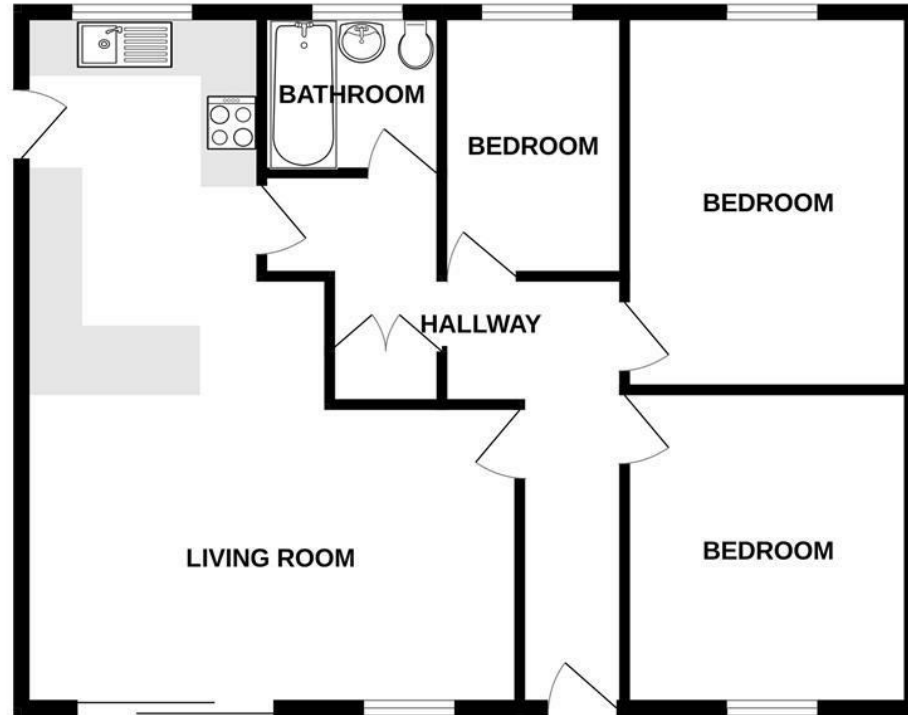
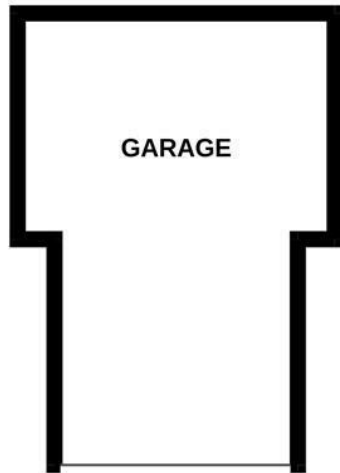
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DIRECTIONS

From Helston Town Centre proceed up Wendron Street and along Godolphin Road . At the Turnpike roundabout turn left which is sign posted Redruth. Follow this road passing the school playing field and the Fire Station. At the mini-roundabout turn left and proceed through Water-Ma-Trout Industrial Estate and down the hill. At the bottom of the hill bear left and proceed down the hill passing Trenance and Penmere Close on the left hand side and the property will be also found on the left after this.



GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 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			85
(81-91) B		70	
(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	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fixtures and fittings cannot have their accuracy guaranteed for intending purchasers. Lesser details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

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