



116 Hellis Wartha, Helston, TR13 8WF

£245,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

116 Hellis Wartha

- THREE BEDROOM FAMILY HOME
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDEN
- TWO PARKING SPACES
- POPULAR RESIDENTIAL LOCATION
- COUNCIL TAX BAND - B
- EPC - C - 75
- FREEHOLD

This beautifully presented three-bedroom terraced home offers bright, airy, and well-maintained accommodation, making it an ideal choice for a young family. Situated in a sought-after development popular with families, the property is close to a park and within easy reach of the town and local amenities.

Upon entering, you are welcomed by an entrance vestibule leading to a convenient cloakroom. The spacious lounge provides a comfortable and inviting living space, while the contemporary kitchen-dining room is both stylish and functional, featuring direct access to the enclosed garden—perfect for outdoor entertaining.

Upstairs, the first floor hosts three bedrooms along with a modern family bathroom. The outdoor space is complete with a useful garden shed, and the property also benefits from two dedicated parking spaces.

With its fresh and well-presented interiors, excellent location, and practical layout, this lovely home is ready to move into and enjoy.







LOCATION

Helston is famed for its historic Flora Day celebrations on 8 May when the town is bedecked with greenery, bluebells and gorse and throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Flora Dance and ushering in the Summer. This property is situated on a much sought after residential development, particularly popular with families, close to a play park and within reach of local amenities. The modern part of the town and the surrounding nearby areas now boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. Helston also enjoys a leisure centre with a swimming pool and large gym and many amenity areas including the Coronation Boating Lake and the beautiful National Trust Penrose Estate offering a host of woodland walks. Helston is widely regarded as the gateway to the stunning Lizard Peninsula and is within a 10 minute drive of the thriving harbour and coastline at Porthleven offering an array of shops and good quality restaurants as well as world class surf. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

THE ACCOMMODATION COMPRISES (measurements approx)

Covered entrance with door to:

ENTRANCE VESTIBULE

with radiator, door to lounge and door to:

CLOAKROOM 5'9 x 3'2 (1.75m x 0.97m)

with low level w.c., wall mounted wash hand basin with tiled splash back, radiator and window to front.

LOUNGE 15'7 x 12 (4.75m x 3.66m)

with window to front, two radiators, stairs rising to first floor and door to:

KITCHEN/BREAKFAST ROOM 14'9 x 8'8 (4.50m x 2.64m)

a bright and modern room fitted with a range of stylish contemporary base and wall units including deep pan drawers, with work surfaces over. With one and a half bowl stainless steel sink and drainer with mixer tap, integrated eye level Beko electric double oven and grill and Candy gas hob with filter and light over. Space and plumbing for washing machine, wall mounted Saunier Duval gas combi boiler in matching cupboard. Large storage cupboard with light, radiator, window to rear over looking the garden and patio doors to rear garden.

FIRST FLOOR LANDING

with loft access and doors to various rooms.

BEDROOM ONE 12'5 x 8'3 (3.78m x 2.51m)

with fitted carpet, radiator and window to rear overlooking the garden

BEDROOM TWO 12'2 x 7'8 (3.71m x 2.34m)

with fitted carpet, radiator and window to front.

BEDROOM THREE 9' x 6'2 (2.74m x 1.88m)

with fitted carpet, radiator and window to rear overlooking the garden.

BATHROOM 8'8" maximum measurement x 6'7" (2.64m maximum measurement x 2.01m)

with suite comprising of a bath with tiled surround and Mira Vie electric shower over, pedestal wash hand basin, low level w.c. Partly tiled walls with feature wall mounted mirror with lights over. Shaver point, extractor, radiator and obscured window to front. Large airing/storage cupboard with slatted shelved storage.

OUTSIDE

to the front of the property are two allocated parking spaces and a token low maintenance garden area with path leading to the front door.

REAR GARDEN

the property enjoys an enclosed garden to the rear offering a safe area for children and pets. The gardens have been designed to be low maintenance and feature a patio, perfect for summer dining with a useful tap, beyond this is an area of astro turf. A path leads to a useful pedestrian access gate to the rear. There is a:

SHED 9'9 x 5'8 (2.97m x 1.73m)

A handy timber shed with power connected and vent for tumble drier.

SERVICES

Mains electricity, gas, water and drainage.





DIRECTIONS

From Helston town centre proceed up Wendron Street and along Godolphin Road. At the Turnpike roundabout turn right and follow this road passing Tesco on the left hand side and go straight on at the traffic lights. At the next roundabout turn left and at the next roundabout turn left again follow this road, passing the first turning into Hellis Wartha, continue to follow the road around until seeing the second turning for Hellis Wartha on your right hand side. Take this turning and then the next turning on your right, continue into the cul-de-sac and you will see the property on your right hand side.

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.

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/>

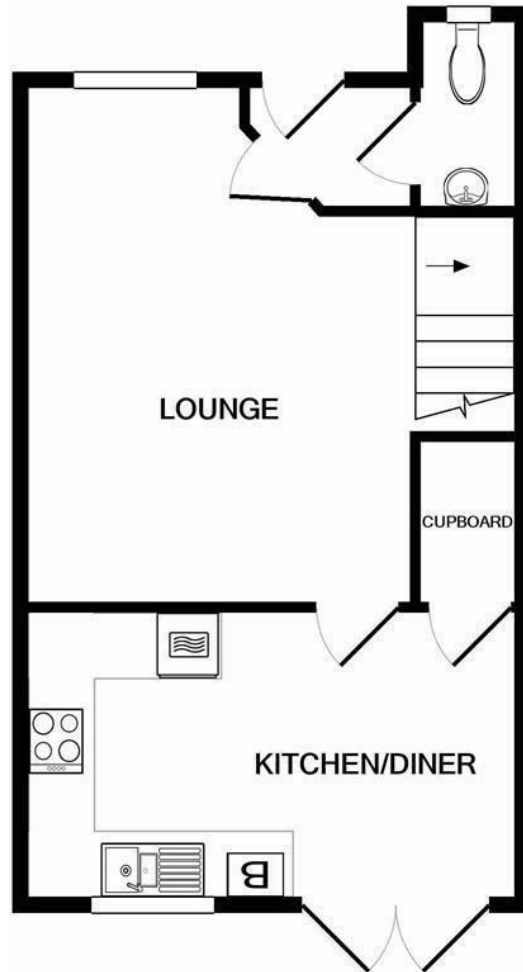
COUNCIL TAX

Band B

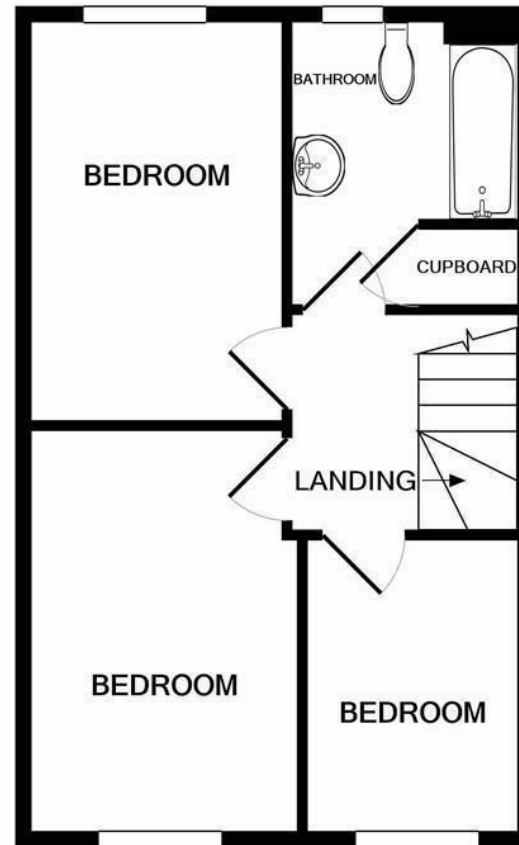
AGENTS NOTE

Under the 1979 Estate Agents Act we are required to disclose that the owners of the property are related to a member of staff at Christophers Estate Agents.





GROUND FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(69-80) C	75	
(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

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