



4 Trenethick Parc, Helston, TR13 8LH

£245,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

4 Trenethick Parc

- A PLEASANT THREE BEDROOM END OF TERRACE PROPERTY
- LOVELY FAMILY HOME IN A WELL REGARDED RESIDENTIAL AREA OF THE TOWN
- WOOD BURNING STOVE
- THE REAR GARDEN IS OF GENEROUS LENGTH
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING
- LIGHT AND AIRY OPEN PLAN LOUNGE
- WOULD BENEFIT FROM SOME COSMETIC UPDATING AND IMPROVEMENT
- FREEHOLD
- COUNCIL TAX C
- EPC C74

A pleasant three bedroom end of terrace property situated in the ever popular Trenethick Parc area of Helston.

Although the residence would benefit from some cosmetic updating and improvement, it does offer the basis of a lovely family home in a well regarded residential area of the town, well placed for local schooling and amenities.

The open plan lounge is light and airy with a fireplace and wood burning stove for those cosy nights in. Beyond this is a well appointed modern fitted kitchen and a dining area which leads on to the large sliding patio door enabling access to the rear patio and garden. The rear garden is of a generous length and leads on to the rear gates and adjacent garage.

The residence benefits from gas fired central heating and double glazing.

The accommodation in brief comprises, on the ground floor, an entrance porch, lounge and a kitchen/dining room, whilst upstairs there is a family bathroom and three 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)







STEPS DOWN TO WHITE UPVC DOOR TO ENTRANCE PORCH

ENTRANCE PORCH

With a coat hanging rail, electric consumer unit, a cupboard housing the electric meter and a floor to ceiling window to the front aspect. Part glazed door to the lounge.

LOUNGE 15'9" x 14'5" (max including stairs) (4.80m x 4.39m (max including stairs))

Having a sunny outlook, with an attractive fireplace housing, a wood burning stove, with wooden mantle and slate hearth. There is an under stairs storage cupboard, an opening to the staircase, a large window overlooking the front garden and a part glazed door to the kitchen/dining room.

KITCHEN/DINING ROOM 16' x 10'4" (4.88m x 3.15m)

Comprising a modern fitted kitchen with polished granite effect working top surfaces, incorporating a one and a half bowl sink unit with drainer and mixer tap over and an electric hob with chimney style hood over. There is a useful range of base units with cupboards and drawers, wall cupboards over, a wine rack and a feature display shelf. Integrated appliances include an electric oven, whilst spaces are provided for an upright fridge freezer, washing machine and a tumble dryer. There is slate style tiling to the floor, a wall mounted Worcester gas boiler, a window to the rear aspect and a large feature window with sliding patio door to the rear garden.

A STAIRCASE RISES TO THE FIRST FLOOR

FIRST FLOOR

LANDING

With a loft hatch to roof space, door to airing cupboard with slatted shelving and doors off to the family bathroom and all three bedrooms.

BEDROOM ONE 12' x 9'5" (including built-in wardrobes) (3.66m x 2.87m (including built-in wardrobes))

A double bedroom with built-in wardrobe with hanging rails, shelving and storage and a window to the front aspect.

BEDROOM TWO 10'7" x 9'7" (narrowing to 9'1") (3.23m x 2.92m (narrowing to 2.77m))

With a window to the rear aspect and views over neighbouring properties towards Trannack and Trevenen Bal.

BEDROOM THREE 8'8" x 6' (2.64m x 1.83m)

With polished wood effect flooring and a window to the front aspect.

BATHROOM

Consisting of a white suite with a low-level w.c, a pedestal wash hand basin with a mixer tap over set within a vanity unit and a panelled bath with an electric shower over. There is vinyl flooring, partial tiling to the walls, a mirrored medicine cabinet and an obscure glazed window to the rear aspect.

OUTSIDE

Steps and a pathway lead to the front entrance, with low level raised beds playing host to a range of plants and shrubs. The rear garden is nicely enclosed with a pleasant patio area, raised beds with mature shrubs and trees at the borders, an outside tap, a shed and stainless steel gates to the garage.

GARAGE 16' x 8'4" (4.88m x 2.54m)

With up and over door, power and light.

SERVICES

Mains water, electricity, gas and drainage.

DIRECTIONS

From our office proceed up Wendron Street and into Godolphin Road. At the Turnpike roundabouts turn left signposted 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. Take the next left and the property will be found on the left hand side and will be identifiable by our For Sale board.

VIEWING

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

COUNCIL TAX

Council Tax Band B.

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/>

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.

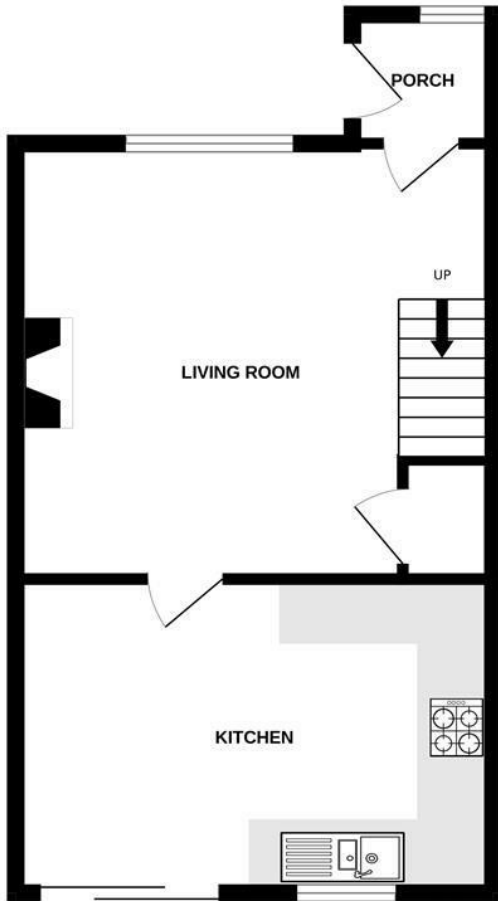
DATE DETAILS PREPARED.

14th March 2025

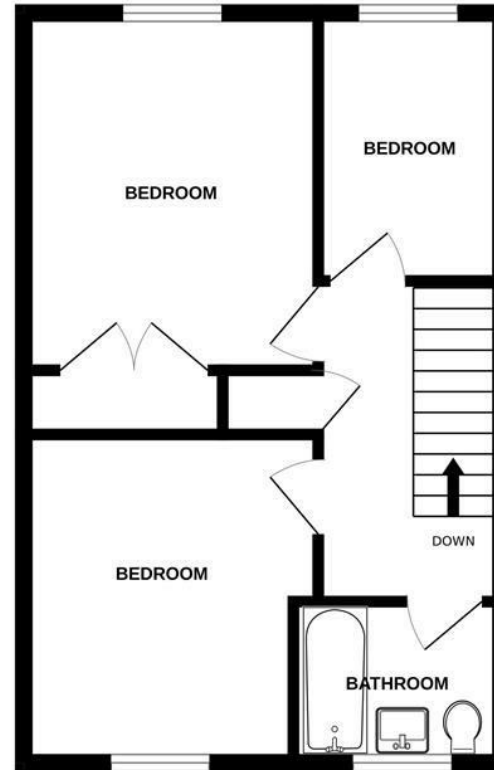




GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.6 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			88
(81-91) B		74	
(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	

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