



22 Parc Holland, Helston, TR13 8GR

£375,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

22 Parc Holland

- FOUR BEDROOM DETACHED PROPERTY
- PRESENTED IN GOOD ORDER
- MASTER BEDROOM WITH EN-SUITE
- CONSERVATORY
- GARAGE AND PARKING
- COUNCIL TAX BAND C
- FREEHOLD
- EPC C 71

A superb versatile four bedroom detached property presented in good order situated in a well regarded residential area of Helston.

This pleasant family home benefits from mains gas heating and double glazing and is set in a cul-de-sac setting close to local schools, nice country walks and local amenities.

The layout of this property, with the master en-suite on the ground floor, could lend itself to purchasers with a dependent relative.

The versatile accommodation provides on the ground floor, an entrance hallway, fitted kitchen/breakfast room, lounge, conservatory and master bedroom with en-suite. On the first floor there are a further three bedrooms and a family bathroom. To the outside there is a driveway with parking leading to the garage, whilst to the rear the garden is nicely enclosed offering good degrees of privacy.







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 that can be found in the nearby town of Falmouth which is some twelve miles distant.

THE ACCOMMODATION COMPRISES (MEASUREMENT APPROX)

HALF GLAZED DOOR TO

ENTRANCE HALLWAY

With window to the front aspect, stairs to first floor and doors to

KITCHEN 11'6" x 9'6" (3.51m x 2.90m)

Comprising a cream shaker style fitted kitchen, having granite effect working top surfaces incorporating a stainless steel single drainer sink with mixer taps and attractive tiled splash backs. There are a mixture of cupboards and drawers under, wall cupboards over, space for a cooker and American style fridge freezer. There is a built-in washing machine, dishwasher, a cooker hood, the room has a window to the front aspect, tiled floors and is lit by a spotlight arrangement.

LOUNGE 16'3" x 12'9" (4.95m x 3.89m)

Doorway that leads into the generous conservatory, understairs storage cupboard and door to

MASTER BEDROOM 12'3x 11'3" (3.73mx 3.43m)

Having a window to the rear aspect and a loft hatch to storage area with door to

EN-SUITE

Having a walk-in tiled shower cubicle, hand wash basin, close coupled w.c. and window to the side aspect.

CONSERVATORY 17'3" x 7'3" (5.26m x 2.21m)

Having two sliding doors out onto the rear garden.

From the hallway stairs rise to

FIRST FLOOR

LANDING

With loft hatch to roof space and doors to

BEDROOM TWO 10'6" x 8'11" (3.20m x 2.72m)

Having built-in wardrobes and a window to the front aspect.

BEDROOM THREE 12' x 8'6" (3.66m x 2.59m)

Having a built-in wardrobe and window to the rear aspect.

BEDROOM FOUR 7'6" x 7'9" (2.29m x 2.36m)

Having a window to the rear aspect.

BATHROOM

Having laminate tiled effect flooring, panelled bath with shower over and shower rail, close coupled w.c., pedestal wash hand basin and window to the front aspect.

OUTSIDE

To the front there is a driveway with parking that leads to the

ATTACHED GARAGE 14'6" x 11'3" (4.42m x 3.43m)

Having electric roller door, eaves storage, sink unit and space for a washing machine. Purchasers should confirm this garage is suitable for their vehicle.

GARDEN

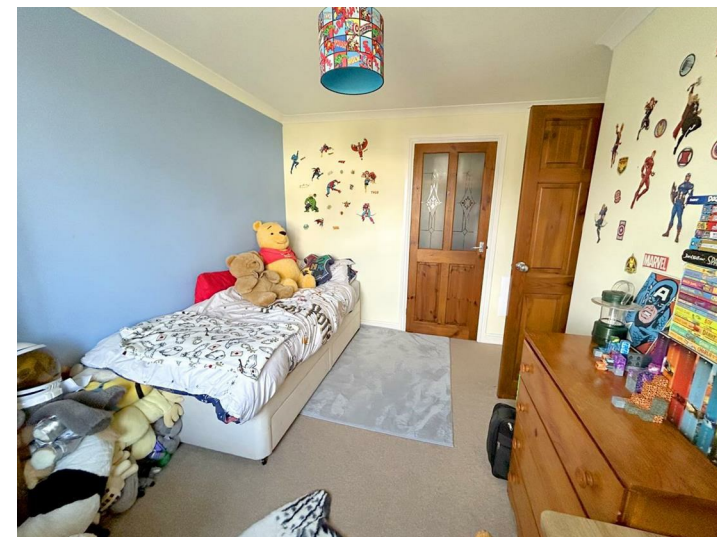
To the rear the garden is nicely enclosed and offers good degrees of privacy. It has a mixture of hard landscaped and lawned areas, beds housing plants and shrubs, there is a patio seating area and glazed doors lead back to the conservatory.

SERVICES

Mains electricity, water, drainage and gas.

COUNCIL TAX

Council Tax Band C.





DIRECTIONS

From Helston proceed up Wendron Street through Godolphin Road where you will come to the Turnpike roundabouts. Take the turning left to Redruth. Follow this road to the next mini-roundabout passing the Fire Station on your left. Go straight on and at the next roundabout take a right into the Trenethick Fields estate. Proceed to the next roundabout and take the next right into Hellescoth Way. Proceed down the road to the next roundabout where you will go straight on and Parc Holland will be the next turning on the right. Enter the close and you will see number 22 a short way along on the left hand side.

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/>

VIEWING

To view this property or any other property we are offering for sale simply call 01326 565566.

ANTI MONEY LAUNDERING REGULATIONS

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

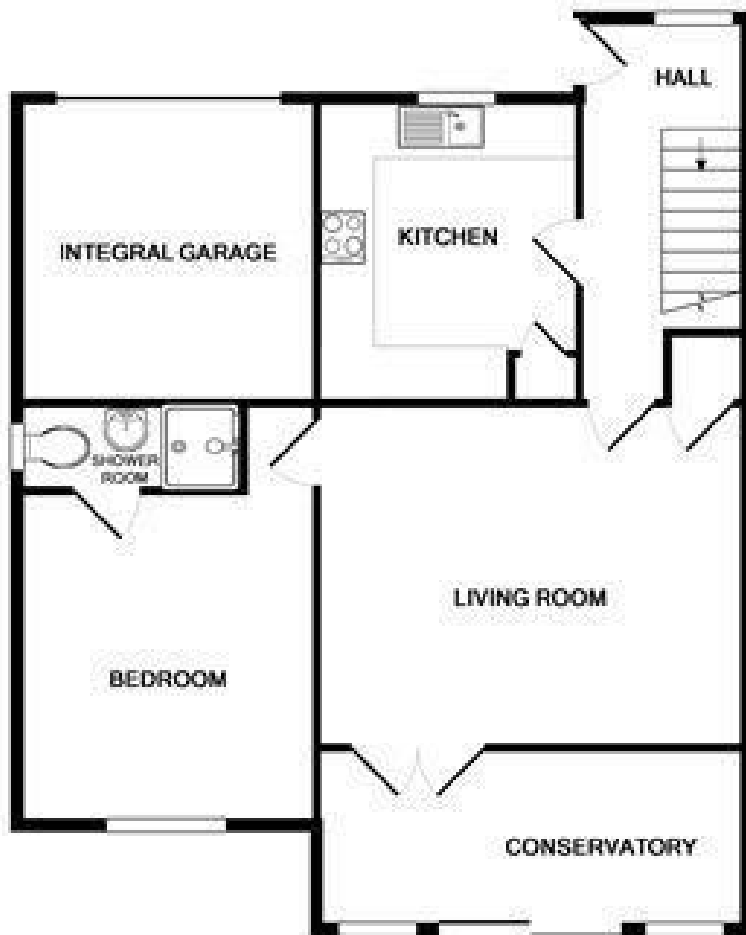
PROOF OF FINANCE – PURCHASERS

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

1st April, 2025.



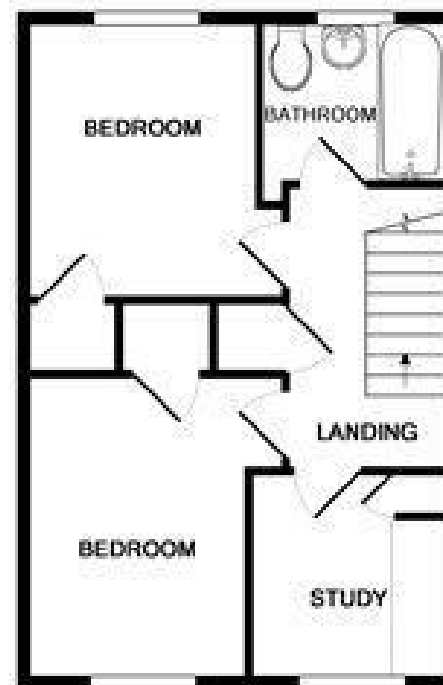
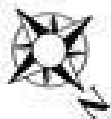


GROUND FLOOR
APPROX. FLOOR
AREA 820 SQ.FT.
(76.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1215 SQ.FT. (112.8 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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1ST FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	81
(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 tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease 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.



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