



68 Tenderah Road, Helston, TR13 8NT

£325,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

68 Tenderah Road

- THREE BEDROOM BUNGALOW
- CONVENIENT ACCESS TO TOWN CENTRE
- CLOSE TO LOCAL SCHOOLS
- IDEAL AS A FAMILY HOME OR FOR RETIREMENT
- GOOD SIZE PLOT
- DRIVEWAY AND GARAGE
- FREEHOLD
- COUNCIL TAX BAND - D
- EPC - D 55

This well presented, three bedroom, bungalow offers spacious and versatile accommodation, ideal for both family living or retirement. Tucked away in a quiet spot yet with convenient access to the town centre, the well-regarded Parc Eglos Primary School and Helston Community College; this property is in a really enviable position. The bungalow enjoys light and airy accommodation throughout, comprising an entrance hallway that leads to a modern kitchen with an adjoining dining room. This space is perfect for those who love to entertain, or could easily be transformed into a home office or children's den, depending on your needs. The dual-aspect lounge is a particular highlight – light, cosy, and generously proportioned, making it an ideal space for the whole family to relax and unwind.

All three bedrooms are of a good size, ensuring ample space for both family and guests. The accommodation is completed by a practical wet room, offering both convenience and accessibility. Externally, the property is set on a good-sized plot with a sunny aspect. The garden is mostly lawned and bordered by mature, established shrubs, creating a tranquil space to enjoy the outdoors. To the front, a driveway provides off-road parking, and a garage with power and light offers additional storage or workshop space. This property offers flexibility, making it equally suitable as a family home or a retirement property. With its blend of comfort, convenience, it is ready for immediate purchase and offers an excellent opportunity to make your home in this much sought after area.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Obscured door and side screen to entrance hall.







ENTRANCE HALL

With airing cupboard housing Baxi wall mounted combi boiler, radiator, loft access and doors to various rooms.

KITCHEN 15'8" x 7'6" (4.8m x 2.3m)

With tiled floor. Fitted with a range of modern base and wall units with integrated appliances to include a dishwasher, eye level oven and grill and inset hob with stainless steel splashback, filter and light over. Integrated fridge/freezer. Window to rear and obscured double glazed door to rear and opening to dining room/second reception room.

DINING ROOM/SECOND RECEPTION ROOM 15'5" x 9'10" (4.7m x 3m)

A lovely versatile dual aspect room with windows to side and rear. Window to rear overlooking the garden and offering an attractive view across surrounding property to the countryside beyond.

LOUNGE 14'9" max reducing to 9'10" x 16'8" max reducing to 4.5m max reducing to 3m x 5.1m max reducing to 2.6)

'L' shaped. A spacious and light dual aspect room with windows to side and rear. Window to rear enjoying an attractive outlook. Radiator and contemporary style electric fire in decorative surround.

BEDROOM ONE 13'1" x 10'2" (4m x 3.1m)

Window to side and radiator.

BEDROOM TWO 9'10" x 8'10" (3m x 2.7m)

Radiator and window to the side.

BEDROOM THREE 9'10" x 7'6" (3m x 2.3m)

Radiator and window to the side.

WET ROOM 8'6" x 5'2" (2.6m x 1.6m)

With two obscured windows to the rear. Walk-in shower with aqua panelling to walls and chrome effect domestic hot water shower. Pedestal wash handbasin, low level W.C. and chrome effect ladder style radiator.

OUTSIDE

There is a driveway providing off road parking for several vehicles and leading to the garage. A gate accesses a path which runs around the perimeter of the bungalow and offers access to both the front and back doors. The bungalow sits in a lovely level plot which enjoys a good degree of privacy and a sunny aspect. To the rear the gardens are mainly laid to lawn with mature hedging and borders stocked with established shrubs. The gardens continue around the side of the property and to the rear where there is a low maintenance area of garden which is gravelled, again with borders stocked with established shrubs and plants. The garden is fully enclosed and offers a safe area for children and pets. There is a useful outside tap.

GARAGE

With up and over door, power and light. Window to the side.

SERVICES

Mains gas, electricity, water and drainage.

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/>

DIRECTIONS

From our Helston office proceed up the road, taking the left hand turning into Cades Parc. Follow the road down the hill before turning right into Tenderah road by the park. Proceed up the road passing the school on your left and you will see shortly see the driveway for the property identified by a Christophers 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.

AGENTS NOTE

The driveway is shared with the adjacent property and maintenance costs are shared.





AGENTS NOTE TWO

Planning consent was granted in 2011 to alter and extend the property to provide for five bedrooms and three bathrooms. Plans can be viewed on the online planning register under reference PA11/08122. This consent has now lapsed but could be re-applied for.

ANTI-MONEY LAUNDERING

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

PROOF OF FINANCE - PURCHASERS

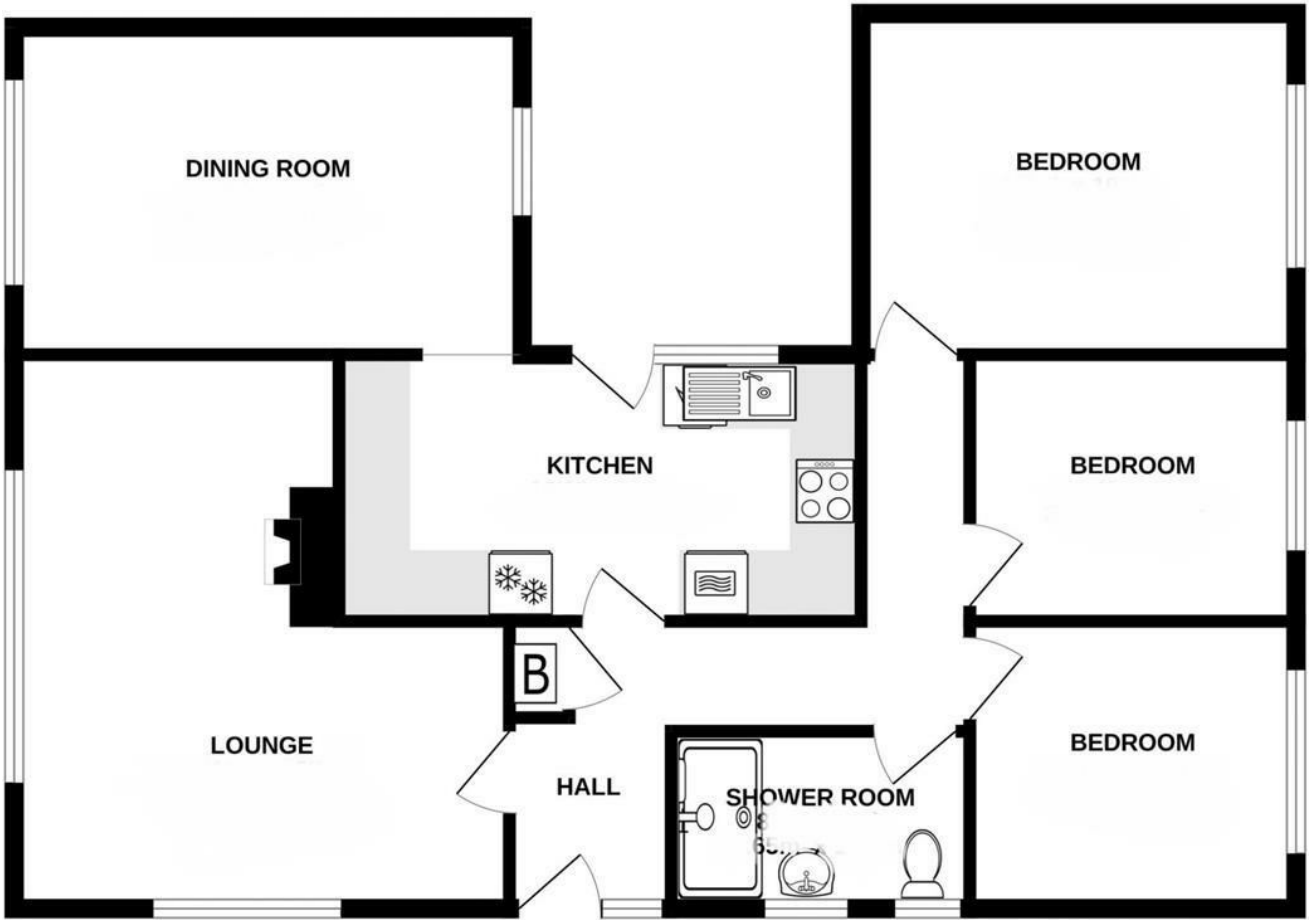
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

27th January, 2025.



GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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		80
(81-91) B		
(69-80) C		
(55-68) D	55	
(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 figures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details 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.



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