



**48 Trengrouse Way, Helston, TR13 8AE**

**£200,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



## 48 Trengrouse Way

- THREE BEDROOM MID-TERRACED PROPERTY
- SHORT STROLL FROM TOWN CENTRE
- IN NEED OF SOME UPDATING TO REALISE ITS FULL POTENTIAL
- REAR GARDEN
- COUNCIL TAX BAND B
- FREEHOLD
- EPC - Awaited

An opportunity to purchase a three bedroom, mid-terraced property a short stroll from the town centre of Helston with all of its amenities. Although in need of some updating to realise its full potential, the property offers the basis of a lovely family home.

Benefitting from mains gas central heating and double glazing, the property offers well proportioned accommodation, is well situated for local amenities including schooling.

The accommodation, in brief, provides an entrance hallway, lounge, fitted kitchen, dining room. On the first floor there are three bedrooms and a family bathroom. At the rear there is an enclosed garden.

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)**  
Part glazed door to entrance hallway.











#### **ENTRANCE HALLWAY**

With stairs rising to the first floor. Understairs storage area.  
With door to lounge.

#### **LOUNGE 11'5" x 9'10" max measurements (3.48m x 3m max measurements )**

With a window to the front aspect and fireplace set on tiled hearth and surround (not tested).

From the hallway, a door leads to the kitchen.

#### **KITCHEN 9'10" x 5'1" (3m x 1.57m )**

A galley style kitchen with worktops that incorporate a stainless steel sink drainer with Ariston water heater above. There are a mixture of base units under, shelving units over. Space is provided for a washing machine and electric cooker. There is part wood panelling to the walls, large pantry storage cupboard. With doors back to the rear porch area and door to dining room.

#### **DINING ROOM 13'6" x 12'6" (4.14m x 3.82m)**

With a window to the rear aspect overlooking the garden and a fireplace set on a stone style hearth with wood mantel surround housing a feature gas fire. Understairs storage cupboard.

#### **REAR PORCH AREA**

With door back to side passage and door to W.C.

#### **W.C.**

With W.C. and window the side aspect. Tiling to the floor.

#### **OUTHOUSE**

A useful space for storage.

From the back porch a door leads to the garden.

Stairs rise to the first floor landing

#### **FIRST FLOOR LANDING**

With loft hatch to roof space and doors to the bedrooms.  
Storage cupboard.



**BEDROOM ONE 11'10" x 9'5" (3.61m x 2.89m )**

With window to the front aspect.

**BEDROOM TWO 12'2" x 11'5" max measurements (3.72m x 3.5m max measurements )**

With storage cupboard and shelving, housing the Bosch Worcester gas boiler. Window to the rear aspect overlooking the gardens.

**BEDROOM THREE 12'0" x 6'2" (3.66m x 1.89m)**

With window to the front aspect and built-in wardrobes.

**SHOWER ROOM**

Comprising glazed and tiled walk-in shower cubicle with Mira electric shower, pedestal wash handbasin with tiled splashback, dual flush W.C., obscure window to the rear aspect. Storage cupboard with slatted shelving and radiator.

**OUTSIDE**

To the front of the property is a gravelled area with beds housing shrubs and a door to the side passage.

**REAR GARDEN**

A pleasant garden planted with a mixture of mature plants, trees and shrubs. Enclosed by a brick wall.

**SERVICES**

Mains water, electricity, gas and drainage.

**COUNCIL TAX BAND**

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/>







#### **DIRECTIONS**

Travelling from our office, proceed up the hill along Godolphin Road, turning right at the Turnpike Roundabout and proceed to the traffic lights. At the traffic lights turn right into Trengrouse Way and the property will be found on the left hand side and 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.

#### **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**

6th May, 2025.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 carpets 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.



## Christophers Estate Agents

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