



1 Tregarrick Close, Helston, TR13 8YA

£365,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

1 Tregarrick Close

- SITUATED ON THE WELL REGARDED WESTERN EDGE OF HELSTON
- FAR REACHING VIEWS OVER THE COBER VALLEY AND BEYOND
- THREE DOUBLE BEDROOMS,
- BEAUTIFULLY APPOINTED EN-SUITE SHOWER ROOM
- GARDENS
- DRIVEWAY WITH PARKING AND ATTACHED GARAGE
- FREEHOLD
- COUNCIL TAX BAND C
- EPC- 66D

Tregarrick Close sits on the well regarded western edge of Helston and is ideally placed for local school and amenities. The property enjoys far reaching views over the Cober Valley and beyond. The residence is warmed by mains gas central heating and is double glazed.

The accommodation in brief provides an entrance hallway, lounge/diner with large picture window enjoying the great views out over the top of other properties, recently fitted high gloss white kitchen. Three double bedrooms, the master of which has a beautifully appointed en-suite shower room and there is a nicely appointed family bathroom. To the outside at the front there is a driveway with parking leading to the attached garage, whilst the gardens wrap themselves around three sides of the property enjoying great views over the valley and have been nicely landscaped.

Helston is the gateway to The Lizard Peninsula with its stunning features, coves and cliff top walks. The town itself is a bustling market town providing facilities that include national stores, health centres, a cinema and leisure centre with indoor pool. From Tregarrick Close itself, one can access the foot path that leads down into the Cober Valley with its lovely river side walks. The property is conveniently situated for both well regarded secondary and primary schools. At the top of the close you will find yourself on the main Helston town bus route.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

A PART GLAZED DOOR TO THE ENTRANCE HALLWAY







ENTRANCE HALLWAY

With steps up to a landing area with loft hatch to the roof space and glazed door to the lounge/diner.

LOUNGE/DINER 23'6" x 14'4" (narrowing to 8'9") (7.17 x 4.38 (narrowing to 2.68))

A fabulous light filled space with windows to the side aspect, along with the front aspect, which enjoys the super views out over the top of other properties to open countryside, where glorious sunsets can be enjoyed. The room is lit by a mixture of pendant and wall lights and there is a fireplace with wood surround and stone hearth, which currently has an inset electric feature fire. With part glazed door to the kitchen.

KITCHEN 11'8" x 8'7" (3.56 x 2.64)

Beautifully appointed with a modern gloss white fitted kitchen that comprises white granite effect stone worktops that incorporate a sink unit, with swan neck mixer tap and moulded drainer. There are a mixture of base and drawer units under with wall under over and space is provided for a washing machine. One of the base units has a useful larder style carousel unit. There is a Rangemaster professional gas range cooker, with an attractive glass splash back and stainless steel chimney hood over. There is a window to the rear and side aspect, a glazed service door to the side, laminate flooring and the room is lit from a series of downlighters.

From the landing there are doors to the master bedroom.

MASTER BEDROOM 11'9" x 9'9" (3.60 x 2.98)

With a window to the rear aspect and glazed door out onto the rear garden area and a generous built-in wardrobe with shelving and hanging space.

EN-SUITE

A beautifully appointed room, with a glazed and tiled walk-in shower cubicle, dual flushed w.c., sink unit, built into with a vanity unit with storage under. With tiled splash back and feature LED lit mirror over. A window to the side aspect, tiling to the walls, laminate flooring and is lit by a spotlight arrangement.

BEDROOM TWO 12'8" x 10'1" (3.88 x 3.08)

A lovely bedroom with a window with tiled sill, enjoying a fabulous view, out over other properties, to the west and open countryside.

BEDROOM THREE 10'9" x 9'7" (3.3 x 2.93)

With a window to the rear aspect overlooking the garden area.

BATHROOM

Beautifully appointed with a jacuzzi style bathtub with glass screen and an electric shower over. There is a dual flush concealed cistern w.c. and a wash hand basin with mixer tap, set into a vanity unit with storage under. There is laminate flooring and attractive tiling to the wall, white granite effect shelf area, window to the side aspect, feature LED lit mirror, airing cupboard with slatted shelves and radiator. The room is lit by a spotlight arrangement.

OUTSIDE

To the front of the property there is a driveway with parking that leads to the garage.

GARAGE 15'9" x 9'10" (4.82 x 3.00)

With an up and over door, power, light and water tap.

GARDENS

The gardens wrap themselves around three sides of the property at the front, with ease of maintenance in mind, is a gravelled area with shrubs and flower beds, along side a palm tree. There is a further gravelled area to the side and a pedestrian gate to the rear garden.

REAR GARDEN

Towards the rear of the property there is a resin path and a further area leading back into the kitchen, where the pathway leads down to the other side of the property, where there are some raised beds with some shrubs. A gate leads up some steps to an enclosed deck area, where beautiful views can be enjoyed out to the west over the Cober valley and across miles of open countryside. There is a further pedestrian gate out onto the side pathway. At the rear there is a patio seating area with raised beds containing shrubs and further gravelled hard landscaped area with a useful shed.

SERVICES

Mains water, electricity, drainage and gas.





DIRECTIONS

From Helston Town Centre proceed up Wendron Street and along Godolphin Road . At the Turnpike roundabout turn left which is sign posted Redruth. Follow this road passing the school playing field and the Fire Station. At the mini-roundabout turn left and proceed through Water-Ma-Trout Industrial Estate and down the hill. At the bottom of the hill bear left, then take the second turning on the right into Tregarrick Close and no. 1 is the first property on the left hand side.

VIEWING

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

COUNCIL TAX

Council Tax Band C.

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.

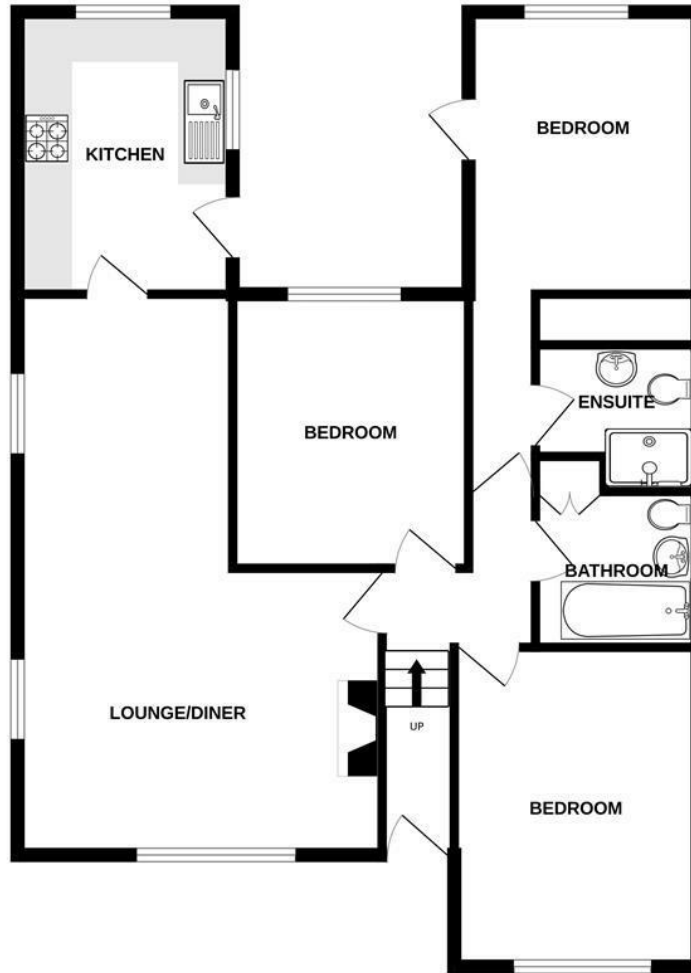
DATE DETAILS PREPARED.

9th May 2025.



BASEMENT
153 sq.ft. (14.2 sq.m.) approx.

GROUND FLOOR
912 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA: 1066 sq.ft. (99.0 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		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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