



7 Taylor Court Hawkins Way, Helston, TR13 8FY

£230,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

7 Taylor Court Hawkins Way

- END OF TERRACE PROPERTY
- PRESENTED IN GOOD ORDER
- TWO BEDROOMS
- ENCLOSED REAR GARDEN
- TWO ALLOCATED PARKING SPACES
- COUNCIL TAX BAND A
- FREEHOLD
- EPC – C76

An opportunity to purchase a well presented, two bedroom end of terrace property in a well regarded residential address of Helston.

This property would seem ideal for those wishing to take the first step on the property ladder, or as the basis of a nice family home or investment opportunity. The property is presented in good order with the convenience of two allocated parking spaces immediately alongside the property and is situated just a moment from the amenity field of the football club.

The accommodation in brief provides an entrance hallway, cloakroom, fitted kitchen and a light and airy lounge with French doors leading out on to the garden. Whilst on the first floor there are two bedrooms and a family bathroom. The property benefits from mains gas central heating and double glazing.

To the outside there is a garden at the rear which is enclosed with patio areas, mainly hard landscaped with ease of maintenance in mind and a useful shed.







Helston is famed for its historic Flora Day celebrations on 8th May when the town is bedecked with greenery, bluebells and gorse and throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Flora Dance and ushering in the Summer. This property is situated on a much sought after residential development, particularly popular with families, close to a play park and within reach of local amenities. The modern part of the town and the surrounding nearby areas now boast many primary schools with the nearest secondary schools being in Helston and Mullion. Helston also enjoys a leisure centre with a swimming pool and large gym and many amenity areas including the Coronation Boating Lake and the beautiful National Trust Penrose Estate offering a host of woodland walks. Helston is widely regarded as the gateway to the stunning Lizard Peninsula and is within a ten minute drive of the thriving harbour and coastline at Porthleven offering an array of shops and good quality restaurants as well as world class surf. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a twenty to thirty minute drive.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)
Door to entrance hallway.

ENTRANCE HALLWAY

With wood effect laminate flooring and opening to kitchen.

KITCHEN 9'10" x 5'2" (3m x 1.6m)

Well appointed with a pale green kitchen comprising stone effect worktops that incorporate a gas hob with hood over, stainless steel sink drainer unit with mixer tap. Mix of base and drawer units under, wall units over. Spaces are provided for a fridge freezer and washing machine. There is a built-in stainless steel oven, tiled splashbacks and a window to the side aspect. Wood effect laminate flooring.

CLOAKROOM

With dual flush W.C., pedestal wash handbasin with attractive tiled splashback and a window to the front aspect.

LOUNGE 14'5" x 12'1" (max measurments) (4.4 x 3.7 (max measurements))

An airy space with wood effect laminate flooring. Glazed effect French doors lead out on to the rear garden. Useful understairs storage cupboard.

From the entrance hallway a turning staircase leads to the first floor landing.

FIRST FLOOR LANDING

With loft hatch to roof space.

BEDROOM ONE 12'0" x 8'4" (3.68m x 2.55m)

With window to the rear aspect.

BEDROOM TWO 12'0" x 8'8" (3.68m x 2.65m)

With a window to the front aspect.

BATHROOM

With white suite comprising wood effect panelled bath with attractive tiled splashback and shower over with rainfall style drencher head, pedestal wash handbasin with tiled splashback with mirrored medicine cabinet over, dual flush W.C., extractor and vinyl flooring.

OUTSIDE

To the front of the property there are two allocated parking spaces and easy access to the football club's amenity field. The rear garden is enclosed with fencing offering good degrees of privacy. The garden is hard landscaped with patio seating areas with ease of maintenance in mind. A pedestrian gate leads out to the side of the property.

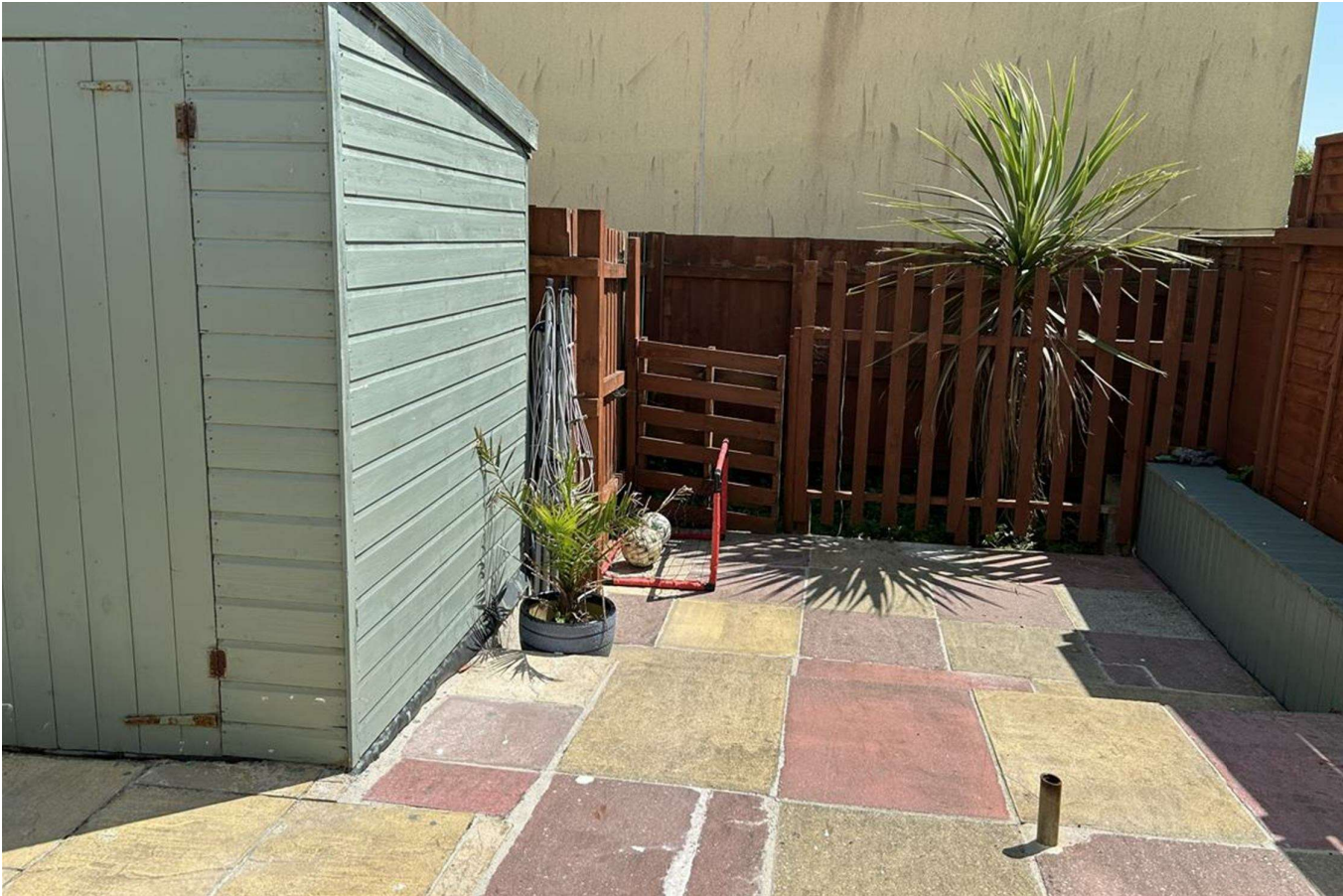
SERVICES

Mains water, electricity, drainage and gas.

VIEWING

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





DIRECTIONS

From Helston town centre proceed up Wendron Street and along Godolphin Road. At the Turnpike Roundabouts turn right following the road past the Tesco Roundabout and at the traffic lights proceed straight on. At the next roundabout turn left and then at the next roundabout turn left again. Proceed up the road take the second left proceed along this road up to the junction turn left and proceed along the road and Taylors Court will be found on your left hand side and the property is immediately in front and identifiable by our For Sale board.

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/>

COUNCIL TAX

Council Tax Band A.

ANTI-MONEY LAUNDERING

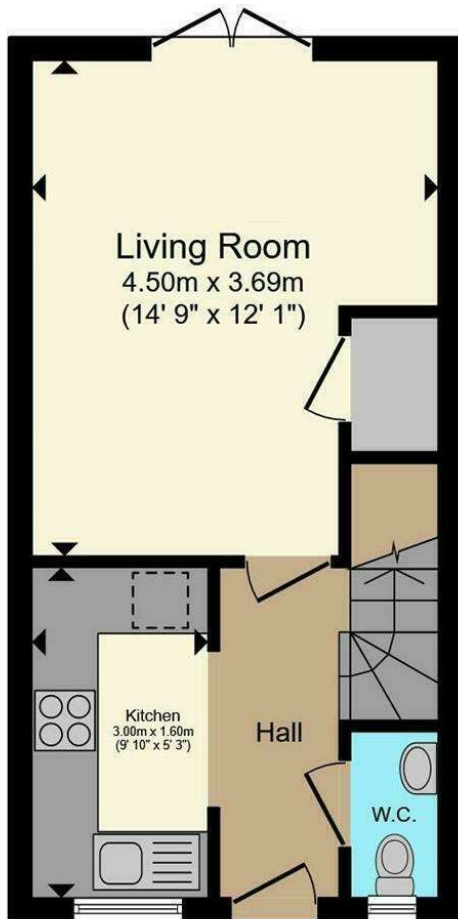
We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE – PURCHASERS

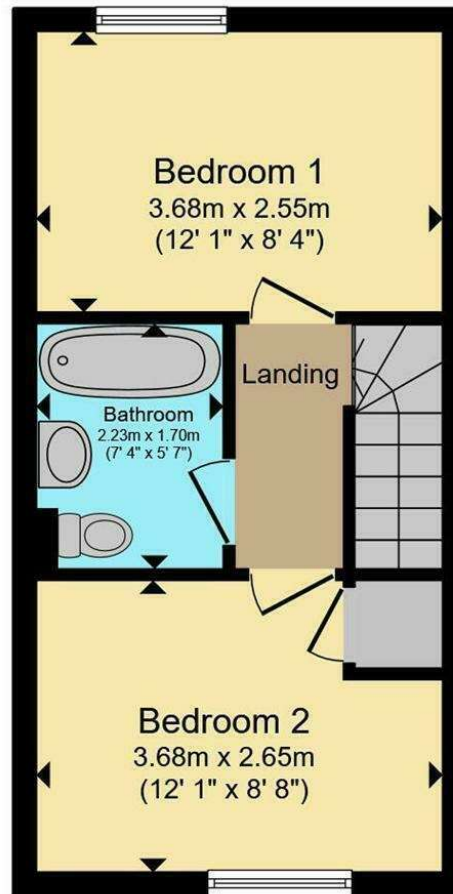
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

3rd June, 2025.

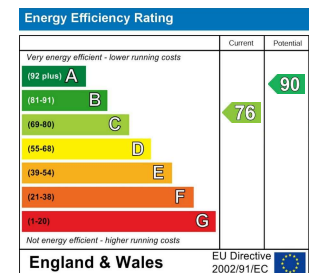


Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



These particulars are set out as a general outline in accordance with the Property Information Act (2010) 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.



ADJACENT FOOTBALL FIELD

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