



8 Tregarrick Close, Helston, TR13 8YA

£325,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

8 Tregarrick Close

- DETACHED BUNGALOW
- THREE BEDROOMS
- HIGHLY REGARDED RESIDENTIAL AREA
- MATURE REAR GARDEN
- GARAGE & PARKING
- COUNCIL TAX BAND C
- FREEHOLD
- EPC - D55

An opportunity to purchase a beautifully presented three bedroom, detached bungalow in a highly regarded residential area of Helston.

Situated on the favoured western edge of Helston close to beautiful countryside walks along the Cober valley, local amenities and schooling. The bungalow benefits from mains gas central heating and double glazing.

The accommodation, in brief, provides an entrance hallway, lounge/diner, fitted kitchen, three bedrooms and a family bathroom. To the outside, at the front, there is a driveway with parking and garage, whilst at the rear and being a real feature of the property, is a beautifully landscaped and mature enclosed garden.

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)

Part glazed door to entrance hallway.

ENTRANCE HALLWAY

With loft hatch to roof space and doors to lounge/diner.

LOUNGE/DINER 23'4" x 14'7" narrowing to 8'11" (7.13m x 4.46m narrowing to 2.72m)

With windows to both the side and front aspect, the latter of which overlooks the garden. Fireplace (not tested). The room is lit by two pendant lights. With door to kitchen.

KITCHEN 13'0" x 9'7" (3.98m x 2.94m)

With white fitted kitchen comprising stone effect worktops that incorporate a one and a half bowl sink drainer plus mixer tap and ceramic hob with extractor over, built-in electric oven, spaces are provided for a fridge, freezer, dishwasher and washing machine. There are a mixture of base and drawer units under, wall units over with two having glass fronted displays. Tiled splashbacks, tile effect flooring and windows to both the side and rear aspect overlooking the gardens. Service door out on to the side of the property.

From the hallway doors lead to the bedrooms.

BEDROOM ONE 10'11" x 8'9" maximum measurements (3.34m x 2.69m maximum measurements)

With window to the rear aspect overlooking the garden.

BEDROOM TWO 12'10" x 9'9" (3.92m x 2.98m)

With window to the front aspect, built-in wardrobe and storage cupboard.

BEDROOM THREE 9'10" x 6'11" (3.02m x 2.13m)

With window to the rear aspect overlooking the garden.

BATHROOM

With walk-in shower cubicle with tiled splashback and glass doors, wash handbasin set into a vanity unit, close coupled W.C., bidet, vinyl flooring, window to the side aspect, cupboard housing the immersion, tiling to the wall and downflow heater.

OUTSIDE

At the front of the property is a driveway with parking which leads to the garage.

GARAGE 14'11" x 9'7" (4.57m x 2.94m)

With up and over door, power and light.

GARDENS

To the front of the property there is a garden which is mainly laid to lawn with beds at its borders. Pedestrian access is gained down both sides of the property to the rear garden. The rear garden is a real feature of this property and is set over a number of levels with a paved seating area, lawn area and beds which house many mature plants, trees and shrubs. The garden is enclosed by a mixture of walls and fencing and offers good degrees of privacy. Outside light and tap.

SERVICES

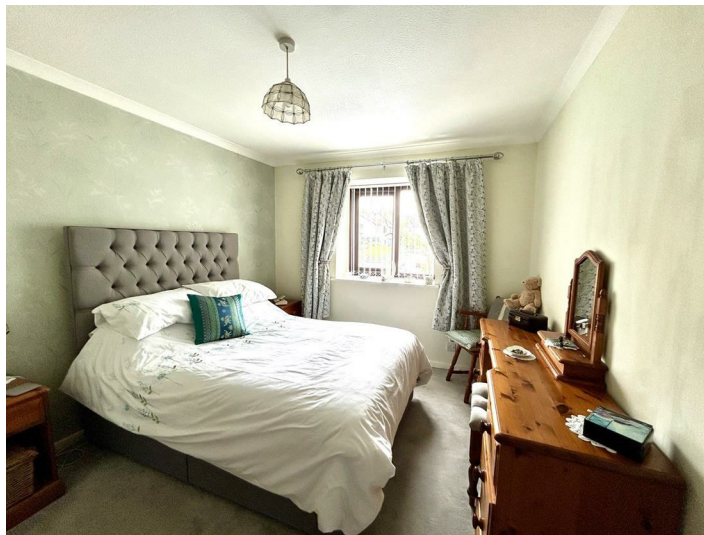
Mains water, electricity, drainage and gas.

VIEWING

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

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. 8 will be found on the right hand side as you enter the Close and is 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 C.

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.

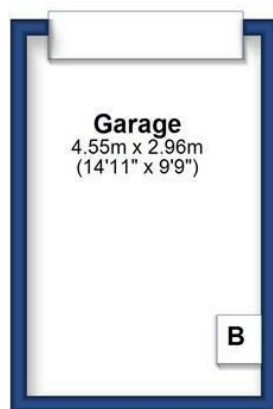
DATE DETAILS PREPARED

3rd June, 2025.



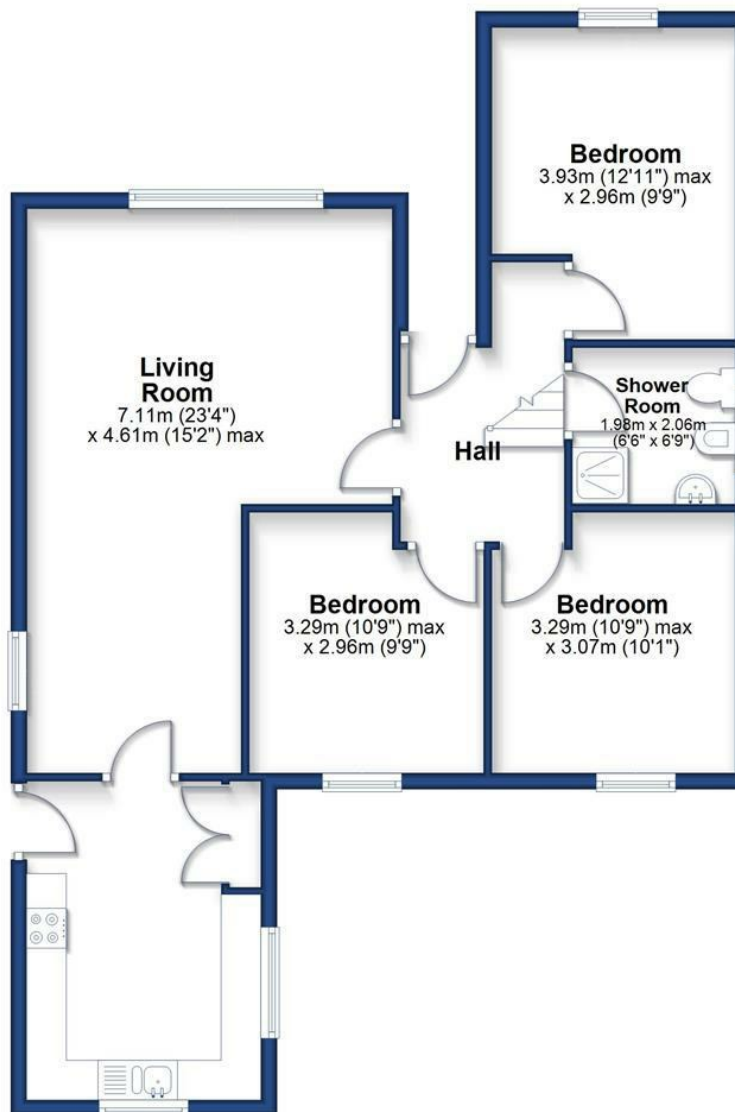
Ground Floor

Approx. 13.5 sq. metres (145.0 sq. feet)



First Floor

Approx. 80.2 sq. metres (862.8 sq. feet)



Total area: approx. 93.6 sq. metres (1007.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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. 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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