



30 Trevenen Road, Helston, TR13 8AH

£199,950 Freehold

CHRISTOPHERS
ESTATE AGENTS

30 Trevenen Road

- TWO BEDROOMS
- IN NEED OF MODERNISATION
- GARDENS TO THE FRONT & REAR
- MID TERRACED PROPERTY
- FREEHOLD
- COUNCIL TAX A
- EPC - E51

Situated in the heart of the Cornish market town of Helston is this mid terraced two bedroom house with gardens. The residence, although in need of renovation and modernisation, offers great potential to prospective purchasers and benefits from oil fired central heating and double glazing.

In brief, the accommodation comprises an entrance area, kitchen, sitting room and a lounge. On the first floor is a bathroom and two bedrooms. To the outside are gardens to the front and rear which are mainly laid to lawn, whilst the rear garden has a good sized patio area and two outbuildings, one of which has been previously utilised as an aviary.







Helston is famed for its historic Flora Day celebrations on 8th May when the town is bedecked with greenery, bluebells and gorse. 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 enjoys a wonderful garden and attractive outlook perfectly placed to enjoy all that the town has to offer whilst at the same time enjoying some peace and seclusion.

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 along with 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)

Steps up and door to entrance area.

ENTRANCE AREA 5'9" x 5'3" plus door recess (1.75m x 1.60m plus door recess)

With window to the front, tiled floor, built-in cupboard, door to hall.

HALL

With built-in cupboard, doors to the lounge, sitting room/bedroom three, stairs to the first floor, door to kitchen.

KITCHEN 9'6" narrowing to 7'6" x 7' (2.90m narrowing to 2.29m x 2.13m)

Working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, built-in oven with hob and hood over. The room has partially tiled walls, tiled floor and space for a washing machine. With door to the rear.

LOUNGE 14'3" x 10'9" (4.34m x 3.28m)

With patio door to the rear garden and access to an understairs cupboard.

SITTING ROOM 14'3" x 9'6" (4.34m x 2.90m)

With outlook to the front. Feature fireplace with stone hearth, surround and wood mantel over (the owner believes it is working).

STAIRS & LANDING

With access to the loft, door to two bedrooms and door to the bathroom.

BATHROOM

Comprising bath with mixer tap and shower attachment over, close coupled W.C. and a pedestal washbasin with mixer tap over. There are tiled walls and a frosted window to the side.

BEDROOM ONE 14'3" x 9'6" (4.34m x 2.90m)

With outlook to the front and, between other properties, towards open countryside.

BEDROOM TWO 10'9" x 9' (3.28m x 2.74m)

With built-in wardrobe and an outlook to the rear.

OUTSIDE

To the front of the property is a pleasant garden which is mainly laid to lawn and has well established plants and shrubs. To the rear of the property is a further garden which has a patio area which would seem ideal for al fresco dining and entertaining. There is also a lawn area and two outbuildings, one of which has been previously used as an aviary.

AGENTS NOTE

The property sale is being dealt by a person with power of attorney who has limited knowledge and information about the residence.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX

Council Tax Band A.





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 office in Helston, proceed up Wendron Street and onto Godolphin Road. Just after the left hand turning for Station Road, take the right hand turning into Sanctuary Lane. Proceed along Sanctuary Lane and at the end follow the road to the left onto Beacon Parc and turn immediately right onto Parc An Dower. Take the next turning on your right into Trevenan Road and the property will be found after a short distance on your left hand side.

VIEWING

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

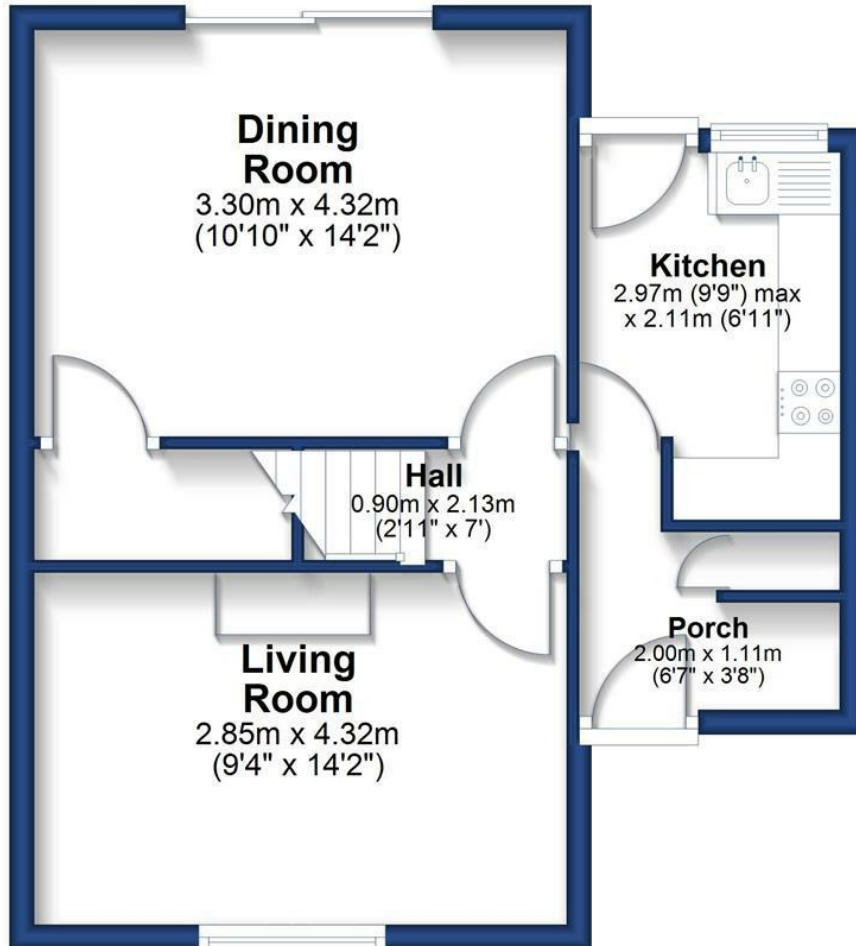
DATE DETAILS PREPARED

3rd June, 2025.



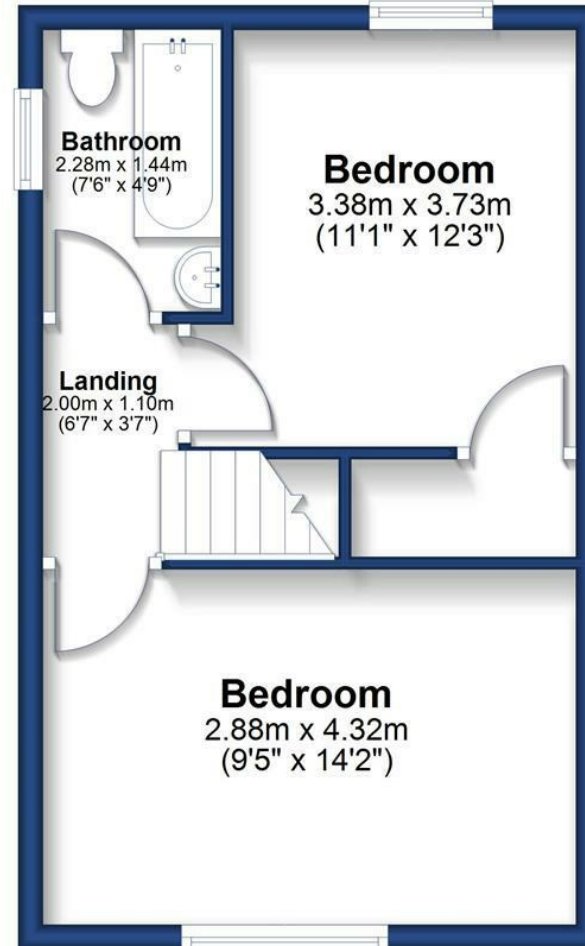
Ground Floor

Approx. 41.2 sq. metres (443.7 sq. feet)



First Floor

Approx. 32.0 sq. metres (343.9 sq. feet)



Total area: approx. 73.2 sq. metres (787.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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