



16 Kellaway Park, Helston, TR13 8QU

£210,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

16 Kellaway Park

- END OF TERRACE HOUSE
- TWO BEDROOMS
- CONVENIENT FOR SPORTS GROUNDS
- GARDENS TO THE FRONT & REAR
- PARKING
- COUNCIL TAX BAND B
- FREEHOLD
- EPC - C73

An opportunity to purchase a two bedroom, end of terrace house with gardens and parking in the Cornish market town of Helston.

Situated in the residential area of Kellaway Park, the property is particularly convenient for Helston Athletic Club and benefits from mains gas central heating and has gardens to the front and rear. The rear garden is of a particularly good size and is mainly laid to lawn.

In brief, the accommodation comprises an entrance area, kitchen and lounge/diner. On the first floor is a bathroom and two bedrooms.

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)

Door to entrance area.

ENTRANCE AREA

With door to kitchen.

KITCHEN 11'9" x 8'9" (3.58m x 2.67m)

With outlook to the front. Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space for a washing machine and space for an oven. There are tiled walls and a door to lounge/diner.

LOUNGE/DINER 15' x 11'9" (4.57m x 3.58m)

With French doors to the garden and stairs to the first floor.

STAIRS & LANDING

With doors to both bedrooms and bathroom.

BATHROOM

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

BEDROOM ONE 12' x 8'9" (3.66m x 2.67m)

With outlook to the rear. Built-in wardrobe.

BEDROOM TWO 12' x 6'9" minus door recess (3.66m x 2.06m minus door recess)

With outlook to the front.

OUTSIDE

There are gardens to the front and rear with the rear garden being of a particularly good size and mainly laid to lawn. We are advised that to the front of the residence is a shared parking area which the owner of number 16 has the benefit of one space.

SERVICES

Mains water, drainage, electricity and gas.

AGENTS NOTE ONE

We are advised that to the front of the property is a parking area with number 16 having the right to one space.

AGENTS NOTE TWO

Prospective purchasers should be aware that the property is situated close to the ground of Helston Athletic Football Club.

COUNCIL TAX

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/>

VIEWING

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





Helston Boating Lake - for marketing purposes only

DIRECTIONS

From our Helston office proceed up Wendron Street and on to Godolphin Road. At the Turnpike Roundabout turn right passing the Texaco Garage on your left hand side and straight across at the next roundabout with Tesco Supermarket. As one passes Helston Football Club on your left hand side, take the first turning on your left into Kellaway Park. Head to the end of Kellaway Park and take the last right hand turning and no. 16 will be found in the corner on the left hand side.

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.

10th June, 2025.



GENERAL VIEW OF PRAA SANDS BEACH

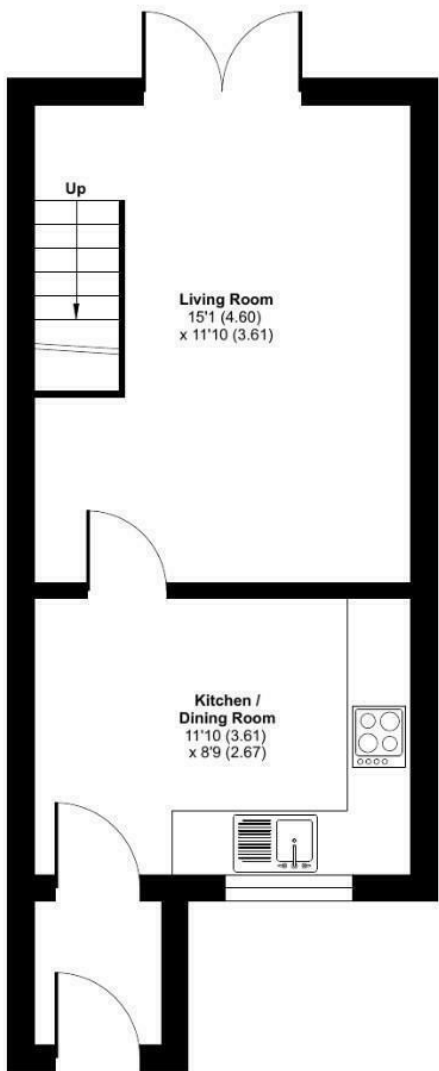


Helston Flora Day picture for marketing purposes only.

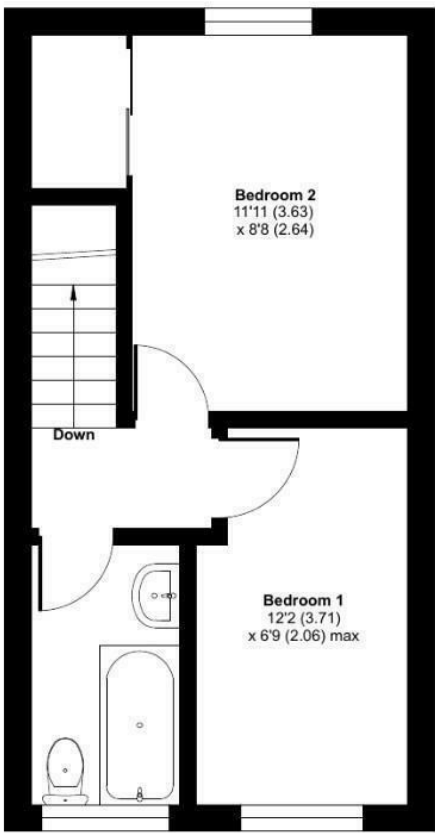
Kellaway Park, Helston, TR13

Approximate Area = 593 sq ft / 55 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Hendy Realty Ltd T/A Hunters. REF: 1160207



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(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

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. Lesser 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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