



86 Gweal Wartha, Helston, TR13 0SX

£215,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

86 Gweal Wartha

- TWO BEDROOM, MID TERRACED PROPERTY
- NICELY PRESENTED
- WELL PLACED FOR LOCAL SCHOOLS AND AMENITIES
- ALLOCATED PARKING SPACE
- GARDEN
- FREEHOLD
- EPC C-73
- COUNCIL TAX B

An opportunity to purchase a nicely presented two bedroom, mid terraced property in a well regarded residential area on the western edge of Helston.

Particularly well placed for local schools and amenities with countryside walks that are easily accessed through footpaths that lead down to Lowertown and the Cober Valley where lovely riverside walks can be enjoyed.

The accommodation in brief comprises an entrance porch, lounge with triple aspect bay window to the front, fitted kitchen and triple aspect conservatory to the rear. On the first floor there are two bedrooms and the family bathroom.

To the outside to the front there is an allocated parking space, and garden, with a real feature being the enclosed garden at the rear which has been mainly hard landscaped with ease of maintenance in mind.







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. One can access the foot paths 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 along with the towns circular bus route.

THE ACCOMMODATION COMPRISES (dimensions approx)

PART GLAZED DOOR TO ENTRANCE PORCH

ENTRANCE PORCH

With coat hanging space and glazed panel door to the lounge.

LOUNGE 19'3" x 11'8" (maximum measurements including stai (5.89 x 3.56 (maximum measurements including stairc)

With triple aspect bay window with a deep cill to the front aspect, gas feature fire set on a stone hearth and white surround. The room is lit by a mixture of wall and pendant lighting and has integrated feature shelving. With a door to the kitchen.

KITCHEN 11'3" x 7'7" (3.45 x 2.33)

With white fitted kitchen that comprises worktops and incorporate a Stove gas hob, one and a half bowl sink drainer unit with mixer tap, all of which has tiled splash backs. There are a mixture of base and drawer units under and wall cupboards over. Built in oven and space is provided for a washing machine and fridge/freezer. There is a Worcester boiler, tile effect vinyl flooring and part glazed door to the conservatory.

CONSERVATORY

A triple aspect room with roof blinds, tile effect vinyl flooring and French doors lead out onto the garden.

From the lounge stairs rise to the first floor landing.

FIRST FLOOR LANDING

With loft hatch to the roof space and doors to bedroom one.

BEDROOM ONE 11'5" x 11'1" (maximum measurements)

(3.48 x 3.39 (maximum measurements))

With a window to the rear aspect and a rural outlook in the distance.

BEDROOM TWO 11'4" x 7'11" (3.46 x 2.42)

With a window to the front aspect and a view to the countryside over the top of other properties.

BATHROOM

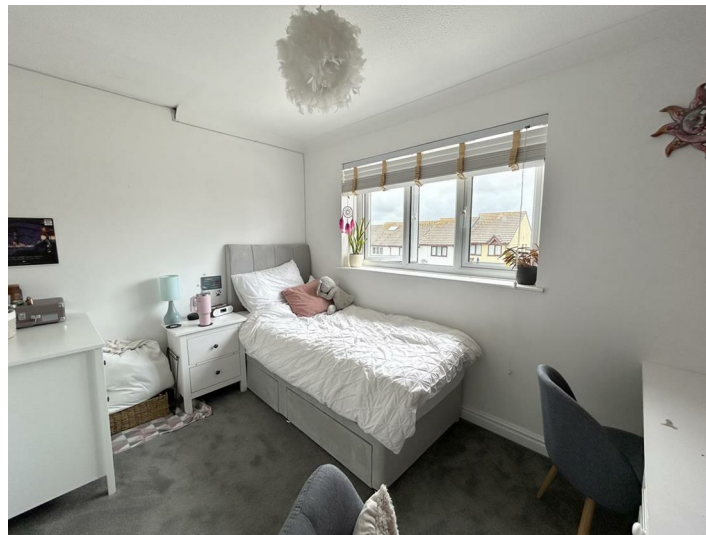
Comprising suite with panelled bath with mixer shower arrangements over with large drencher head. A dual flush w.c., pedestal wash hand basin, tiling to the walls and floors, extractor and shaver socket.

OUTSIDE

To the front of the property there is an allocated parking space. A pathway leads to the front garden, mainly gravelled hard landscaped with ease of maintenance in mind.

REAR GARDEN

The rear garden is nicely enclosed by wood panel fencing and there is a gravelled area, along with decked seating area, raised beds housing plants and shrubs and there is a tree at its border.





DIRECTIONS

From Helston town centre, proceed up Wendron Street and along Godolphin Road. At the Turnpike Roundabouts take the left hand turning signposted Redruth and head along the B3297. At the next roundabout turn left onto Water-Ma-Trout and follow this road down the hill, take the next right, enter the cul-de-sac, turn right again and the property will be found on the right.

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 reverse of the details.

COUNCIL TAX

Council Tax Band

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

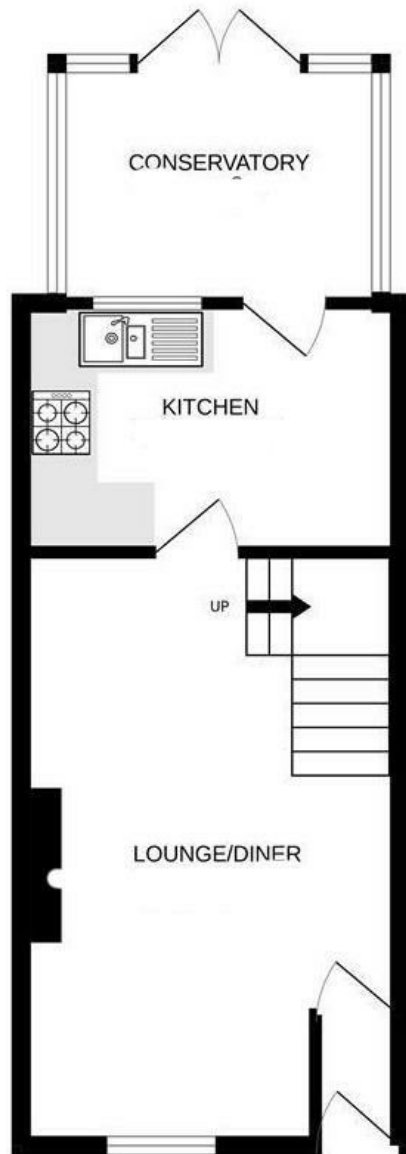
PROOF OF FINANCE - PURCHASERS

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.

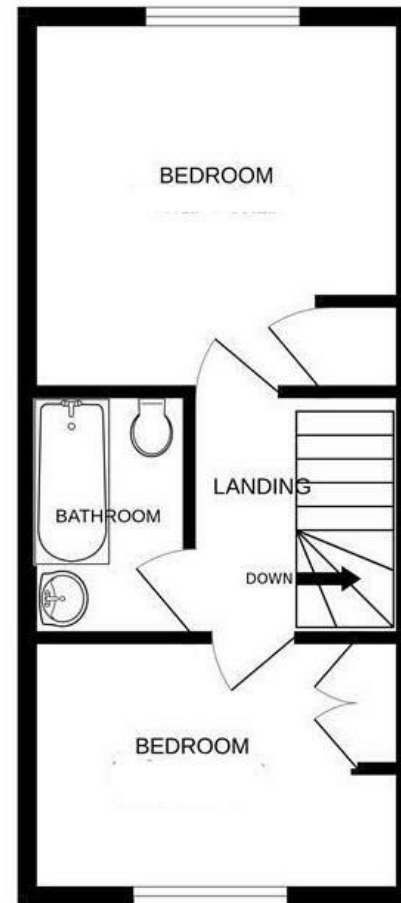
16th July 2025





GROUND FLOOR

For illustration purposes only



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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 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.



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