



**68 Manor Way, Helston, TR13 8LZ**

**£269,950 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



## 68 Manor Way

- WELL REGARDED RESIDENTIAL AREA
- DETACHED BUNGALOW
- TWO BEDROOMS
- GARDEN
- GARAGE & PARKING
- COUNCIL TAX BAND C
- FREEHOLD
- EPC - D66

Stylish bungalow in a superb location!

This well presented two bedroom bungalow features a bright lounge/diner, modern kitchen, enclosed patio garden, garage, carport and off-road parking. Set in a popular residential location close to schools and amenities as well as being on the town bus route – ideal for easy, low-maintenance living.

**THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

Door to entrance porch.

**ENTRANCE PORCH 6' x 3'8" (1.83m x 1.12m)**

With windows to front and both sides and door to hallway.









#### **HALLWAY**

With useful storage cupboard, loft access and Dimplex Quantum night storage heater, door to kitchen,

#### **KITCHEN 9'4" x 7'7" (2.84m x 2.31m)**

Fitted with a range of neutral base and wall units with rolltop work surfaces over, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and space and point for electric cooker. Airing cupboard, window to front and exterior door to side.

#### **LOUNGE/DINING ROOM 15'4 x 11'5 (4.67m x 3.48m)**

A lovely spacious and light room with Dimplex Quantum night storage heater, window and double doors to rear accessing the garden.

#### **BEDROOM ONE 11'4 x 9'4" (3.45m x 2.84m )**

With Dimplex Quantum night storage heater, built-in storage cupboard and window to rear overlooking the garden.

#### **BEDROOM TWO 8'5 x 7'9" (2.57m x 2.36m )**

With built in wardrobe, Dimplex Quantum night storage heater and window to the front.

#### **SHOWER ROOM 7'1" x 5'4" (2.16m x 1.63m )**

With tiled walls, shower cubicle housing Mira Go electric shower, low level W.C., pedestal wash handbasin and obscured window to front.



## OUTSIDE

To the front of the property is a driveway providing off road parking and leading to the garage. To the front of the property is a lawned garden with established borders planted with mature shrubs and flowers. There is a path to the side leading to the rear garden with a pedestrian gate. The rear garden is designed to be attractive and low maintenance and is primarily laid to patio. There is a deep border to the rear planted with an array of shrubs, plants and flowers offering a colourful display. The garden enjoys a good degree of privacy and a sunny aspect along with a useful shed.

## GARAGE 15'8" x 8'6" (4.78m x 2.59m )

With electric up and over door, power and light and pedestrian access door to rear garden.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Council Tax Band C

## 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, 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 left signposted Redruth. Proceed for a short distance and after the right hand bend in the road, as the school field starts on the left hand side, turn right into Gwealdues. Follow the road to the junction and turn left and follow the road going around the second green and then turn left and follow the road, bearing around to your right, and down the hill. At the junction at the bottom turn right and proceed along and the property will be on the right hand side and identified by our For Sale board.

### **ANTI-MONEY LAUNDERING**

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

### **PROOF OF FINANCE - PURCHASERS**

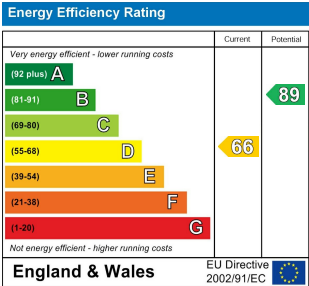
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

### **DATE DETAILS PREPARED**

8th July, 2025.







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 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.





Helston Boating Lake - for marketing purposes only.

## Christophers Estate Agents

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