



121 Hellis Wartha, Helston, TR13 8WF

£270,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

121 Hellis Wartha

- THREE BEDROOM MODERN HOUSE
- POPULAR RESIDENTIAL DEVELOPMENT IDEAL FOR FAMILIES
- DUAL ASPECT SPACIOUS LOUNGE
- KITCHEN BREAKFAST ROOM WITH INTEGRATED APPLIANCES OPENING ONTO THE GARDEN
- MASTER EN SUITE
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING SPACE
- COUNCIL TAX BAND B
- FREEHOLD
- EPC - C75

A fantastic opportunity to purchase this modern, three bedroom end of terrace home, set within a popular residential development perfect for young families.

The property offers light, bright and spacious accommodation throughout, beginning with a welcoming entrance hallway and a practical cloakroom. The dual aspect lounge provides a generous living space, while the kitchen/breakfast room is well-equipped with integrated appliances and enjoys double doors opening directly to the rear garden.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, along with a useful airing cupboard. A highlight is the master bedroom which benefits from its own en-suite shower room.

Outside, the enclosed rear garden is a real asset, featuring a patio, lawn, decorative seating area, shed and side access. An allocated parking space completes the package.







DIRECTIONS

From Helston town centre proceed up Wendron Street and along Godolphin Road. At the Turnpike roundabout turn right and follow this road passing Tesco on the left hand side and go straight on at the traffic lights. At the next roundabout turn left and at the next roundabout turn left again follow this road, passing the first turning into Hellis Wartha, continue to follow the road around until seeing the second turning for Hellis Wartha on your right hand side. Take this turning and then the next turning on your right, continue into the cul-de-sac and you will see the property at the end on your right hand side.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to entrance hallway.

ENTRANCE HALLWAY

With radiator, door to lounge and door to cloakroom.

CLOAKROOM 4'10" x 7'4" (1.47m x 2.24m)

With low level W.C., wall mounted wash handbasin, radiator and obscured window to the front.

LOUNGE 16'7" x 15'9" into depth of stairs (5.05m x 4.80m into depth of stairs)

A lovely light and spacious dual aspect room with windows to the front and side, two radiators, stairs rising to the first floor and door to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 16'1" x 10'2" (4.90m x 3.10m)

Perfect for family life; a spacious and light room with direct access to the garden.

KITCHEN AREA 10'2" x 7'5" (3.10m x 2.26m)

Fitted with a comprehensive range of modern base and wall units with rolltop work surfaces over including deep pan drawers, with stainless steel one and a half bowl sink and drainer with mixer tap, wall mounted Thema Condens boiler in a complimentary cupboard. Integrated appliances to include a dishwasher and eye level oven, grill and microwave. Space and plumbing for washing machine. Open plan to the dining area.

DINING AREA 10'2" x 8'6" (3.10m x 2.59m)

With understairs storage cupboard, radiator, space and point for American style fridge/freezer, double doors accessing the garden.

FIRST FLOOR LANDING

With airing cupboard, loft access and doors to various rooms.

BEDROOM ONE 10'3" x 10'3" min (3.12m x 3.12m min)

With window to front, radiator and door to en suite shower room.

EN SUITE SHOWER ROOM 5'3" x 5'3" (1.60m x 1.60m)

With low level W.C., pedestal wash handbasin and tiled cubicle housing a Mira Sport Max electric shower, radiator and obscured window to the front.

BEDROOM TWO 9'4" x 9'3" (2.84m x 2.82m)

With radiator and window to the rear overlooking the garden.

BEDROOM THREE 10'3" x 6'3" (3.12m x 1.91m)

With radiator and window to the rear overlooking the garden.

BATHROOM 7'1" x 5'9" (2.16m x 1.75m)

With a suite comprising a bath with tiled surround, pedestal wash handbasin, low level W.C., radiator and obscured window to the side.

OUTSIDE

To the front of the property is an allocated parking space. There is an attractive, low maintenance area of garden with decorative planters. The main gardens lie to the rear and are a real asset. The garden is fully enclosed offering a safe area for children and pets. There is a patio to the immediate rear of the property and beyond this, a level area of lawned garden and produce area, along with a low maintenance decorative seating area and timber shed. Pedestrian access gate to the side.

SERVICES

Mains water, electricity, gas and drainage.

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/>

DATE DETAILS PREPARED

22nd August, 2025.

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.





Ground Floor



1st Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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. 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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