



47 Pasmore Road, Helston, TR13 8ED

£183,750 Freehold

CHRISTOPHERS
ESTATE AGENTS

47 Pasmore Road

- AVAILABLE FOR A LOCAL BUYER
- LARGER THAN AVERAGE TWO BEDROOM PROPERTY
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING SPACE
- COUNCIL TAX BAND B
- EPC B-81
- FREEHOLD

This lovely, spacious, larger than average, two double bedroom home offers well thought out accommodation which is light throughout and offers plenty of storage.

Stepping inside, you are welcomed by a generous hallway complete with a useful storage cupboard. The kitchen provides a good amount of storage and worksurface space, while the light and versatile lounge/dining room creates a perfect space for relaxing or entertaining and offers direct access to the garden.

Upstairs, the first floor hosts two double bedrooms, including a wonderfully generous master, along with a family bathroom.

Outside, the property benefits from an enclosed rear garden and an allocated off-road parking space.

Available to qualifying buyers under a Section 106 agreement, this home combines space, convenience, and great value.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)
Door to hallway.

HALLWAY

A spacious hallway with storage cupboard, stairs rising to the first floor and doors to various rooms.







CLOAKROOM 5'5" x 2'8" (1.65m x 0.81m)

With low level W.C., pedestal wash handbasin and radiator.

KITCHEN/BREAKFAST ROOM 11'5" x 7'4" (3.48m x 2.24m)

Fitted with a comprehensive range of modern base and wall units including drawers with rolltop work surfaces over, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space and point for fridge/freezer. Fitted electric oven with ceramic hob over and filter and light above. Radiator. Window to the front.

LOUNGE/DINING ROOM 15'8" x 13'7" (4.78m x 4.14m)

A lovely room with direct access to the garden. With fitted carpet, two radiators, window to rear and door to rear accessing the garden. Contemporary style pebble effect electric fire in decorative surround (not included within the sale but may be available by separate negotiation).

FIRST FLOOR LANDING

Fitted carpet, radiator, loft access, linen cupboard with space and point for condenser tumble dryer, doors to various rooms.

BEDROOM ONE 15'8" x 8'6" (4.78m x 2.59m)

A generous master bedroom with two windows to the front and built-in storage with mirrored sliding doors.

BEDROOM TWO 13'9" maximum into the depth of the wardrobes x 9' (4.2m maximum into the depth of the wardrobes x 3.0)

With fitted carpet, radiator and window to rear overlooking the garden offering a rural outlook across surrounding properties. With stylish fitted wardrobes with mirrored sliding doors (not included within the sale but may be available by separate negotiation).

BATHROOM 6'5" x 6'3" (1.96m x 1.91m)

A suite comprising a bath with tiled surround and wall mounted shower attachment, pedestal wash handbasin and low level W.C., chrome effect ladder style radiator and obscured window to the rear.

OUTSIDE

To the front the property is accessed via a pedestrian pathway with a covered entrance to the front door. Immediately opposite the front door is a raised bed stocked with established trees and shrubs. The garden lies to the rear of the property and is fully enclosed by walling and fencing and offers an attractive, but low maintenance, area including a patio and area of astroturf lawn. There is a pedestrian access path and gate to the rear leading to the allocated parking space which is the first space on your right.

AGENTS NOTE

Prospective purchasers should be aware that this property has a section 106 local housing restriction whereby any qualifying purchaser must have a local connection to Helston parish within the first two weeks of marketing. After this period a qualifying purchaser must have a connection to Cornwall. Purchasers will need to be qualified by Cornwall Council and a fee for this may apply.

DIRECTIONS

From Helston town centre proceed up Wendron Street and along Godolphin Road. At the roundabouts turn right signposted Penzance and continue over the next roundabout and proceed straight on at the traffic lights. At the next roundabout turn left signposted Falmouth and at the next roundabout turn left again into the housing estate. Proceed up this road to the top bear right into Pasmore Road. Continue along the road bearing left and the property will be found after a short distance on the right hand side, just after the turning for Plover Avenue and is accessed by walking along the path to the front of the property alongside the railings.

SERVICES

Mains electricity, water, drainage and gas central heating .

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

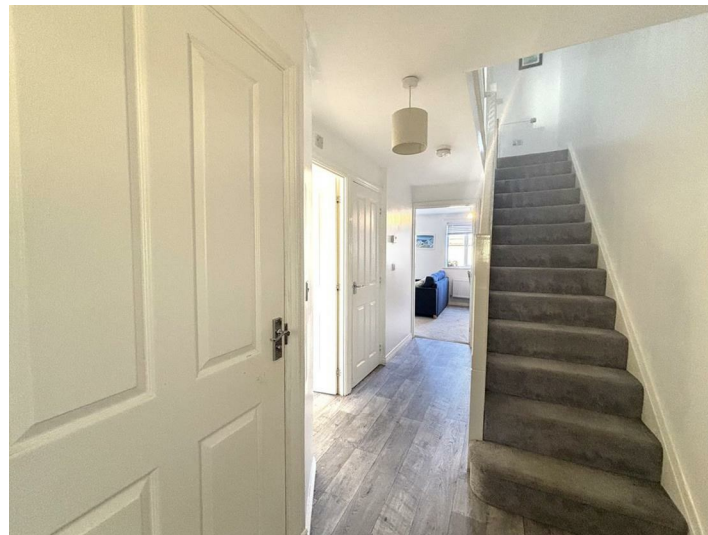
23rd September, 2025.

ANTI-MONEY LAUNDERING

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

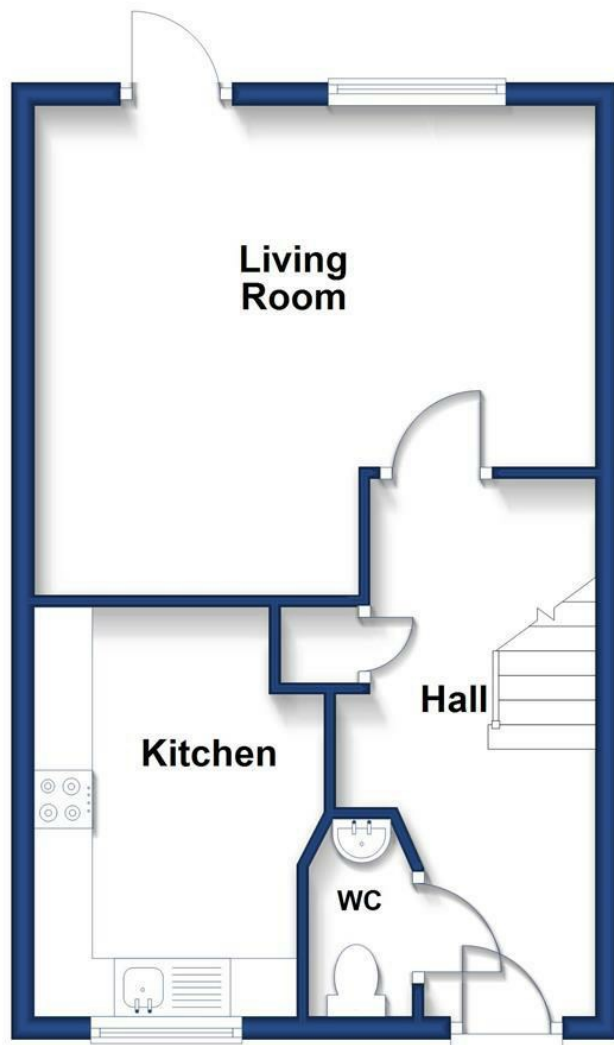
PROOF OF FINANCE - PURCHASERS

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.



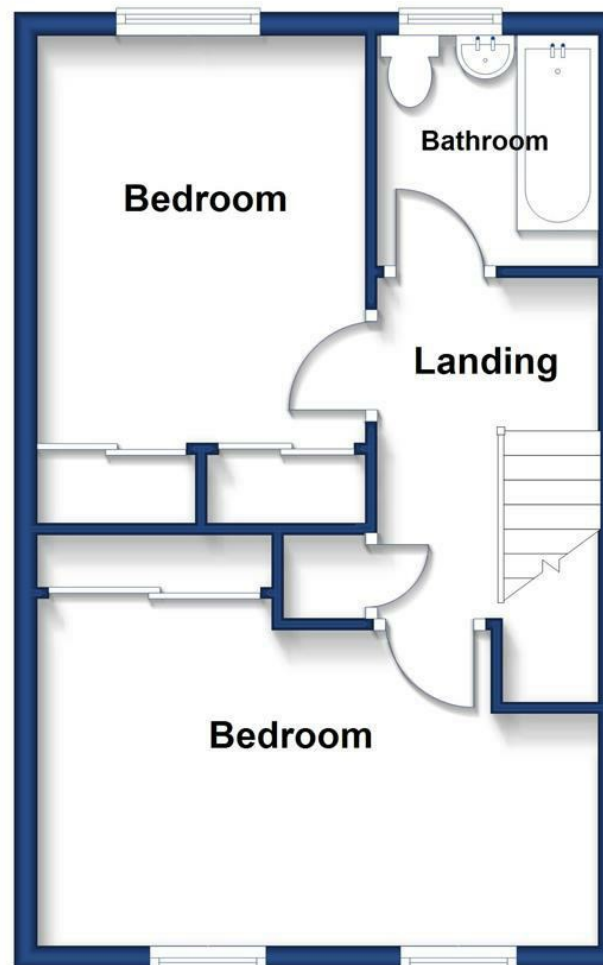
Ground Floor

Approx. 37.9 sq. metres (408.3 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.3 sq. feet)



Total area: approx. 75.9 sq. metres (816.6 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	

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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