



3 Glenhaven Park, Helston, TR13 8PW

£40,000 Leasehold

CHRISTOPHERS
ESTATE AGENTS

3 Glenhaven Park

- ONE BEDROOM DETACHED PARK HOME
- WELL PROPORTIONED
- PARKING AREA
- TWO USEFUL SHEDS
- PLEASANT GARDENS
- LEASEHOLD
- COUNCIL TAX A

Situated on the popular Glenhaven residential park home in the Cornish market town of Helston, is this one bedroom detached park home. The residence, which we are advised, is around thirty years old, is well proportioned and enjoys pleasant gardens with lawned area, patios, flower beds and a feature fish pond acting as a focal point for the outdoor space. To the front of the residence is an open plan area with stone chippings. There are two useful sheds located outside of the residence.

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)

A DOOR TO THE LOUNGE

LOUNGE 12'3" x 9'3" (minus cupboard area) (3.73m x 2.82m (minus cupboard area))

A triple aspect room with a bay window and having a cupboard housing the boiler. A door to the kitchen/diner.

KITCHEN/DINER 12'6" x 10'3" (narrowing to 6'3") (3.81m x 3.12m (narrowing to 1.91m))

An L-shaped dual aspect room with a door to the outside.

KITCHEN AREA

Comprising working top surfaces which incorporate a sink unit with drainer, spaces for an oven, fridge, freezer and a washing machine. With doors to the bedroom and wet room.

WET ROOM

Comprising a close coupled w.c., shower and a wall mounted wash basin with cupboards under and mixer tap over. There are partially tiled walls and a frosted window to the side.

BEDROOM 9'3" x 7'9" (2.82m x 2.36m)

With an outlook to the side.

OUTSIDE

To the front of the property is an open plan area with stone chippings, whilst to the rear there are patio areas with flower beds. To the side there is a lawned area with flower beds and a feature fish pond which acts at a focal point for the garden. There are two useful sheds and from the rear garden a pedestrian gate leads to the visitor's parking area.

SERVICES

Mains electricity, water and drainage.

AGENTS NOTE ONE

The property is leasehold. The owner has informed us that it has a current ground rent fee of £223.94 per month.

AGENTS NOTE TWO

Please also be aware that on re-sale of the park home, 10% plus VAT of the sale price is payable to the site owner.

AGENTS NOTE THREE

The guidelines are that purchasers have to be fifty five years or older, although this is subject to the landlord's discretion.

WHAT3WORDS

bland.dishing.ghost

COUNCIL TAX

Council Tax Band A.





ANTI-MONEY LAUNDERING

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

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/>

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.

13th November 2025.





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 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.



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