



9 Tenderah Road, Helston, TR13 8NT

£290,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

9 Tenderah Road

- THREE BEDROOMS
- SEMI-DETACHED HOUSE
- GARDENS TO THE FRONT AND REAR
- GARAGE & PARKING
- POPULAR RESIDENTIAL AREA
- IN NEED OF SOME UPDATING
- CLOSE TO THE TOWN'S AMENITIES
- FREEHOLD
- COUNCIL TAX C
- EPC D-66

An excellent opportunity to acquire a three-bedroom semi-detached home situated on a sought-after residential road within the popular market town of Helston. Although the property would now benefit from a degree of updating, it presents an opportunity to create a pleasant family home, complemented by gardens to both the front and rear.

The accommodation briefly comprises an entrance porch, inner hallway, kitchen/breakfast room, dual-aspect lounge and a ground-floor w.c. To the first floor are three bedrooms and a shower room.

Helston is widely regarded as the gateway to the stunning Lizard Peninsula, renowned for its picturesque coves, sandy beaches and dramatic coastline. The town offers an excellent range of amenities including national retailers, health centres, a cinema, and a leisure centre with indoor swimming pool. For families, several well-regarded primary schools are close by—Parc Eglos being particularly convenient for this property—along with a secondary school and sixth-form college. A university campus is located in nearby Penryn, approximately twelve miles away.







ACCOMMODATION COMPRISES (DIMENSIONS APPROXIMATE)

Door to entrance area with doors back to garage rear aspect and kitchen part glazed door to inner hallway.

With storage cupboard, turning staircase rising to the first floor. Door to the lounge.

LOUNGE 24'1" x 9'8" (7.36 x 2.96)

Comprising fireplace with slate effect hearth and wood and tiled surround which houses a wood burner style living flame mains gas fire. There are windows to the front and rear aspect overlooking the gardens and a door back to the kitchen.

KITCHEN 10'4" x 8'2" (3.17 x 2.51)

With a fitted kitchen comprising worktops incorporating a double drainer sink unit, a mix of base and drawer units under and wall units over. Space are provided for a washing machine and a fridge/freezer. There is a mixture of wood paneling and tiling to the walls and a door back to the hallway. A window to the rear aspect overlooks the garden.

W.C.

W.C. with concealed cistern, wash hand basin set into a vanity unit and a window to the side aspect.

A turning staircase with a window at the half landing rises to the first floor landing. Loft hatch to the roof space and doors to bedroom one.

BEDROOM ONE 11'8" x 10'0" (3.57 x 3.05)

With a built-in wardrobe and a window to the front aspect with a view, over other properties and the town, onwards to open countryside in the distance.

BEDROOM TWO 12'10" x 10'5" (3.92 x 3.2)

With a built-in wardrobe and window to the rear aspect overlooking the garden.

BEDROOM THREE 9'2" x 7'10" (2.8 x 2.4)

Again with a window overlooking the rear aspect.

SHOWER ROOM

With a generous glazed walk-in shower cubicle with tiled splashback and an electric shower. W.C with concealed cistern and a wash hand basin set into a vanity unit with storage under and tiled splashback over. There is panelling to the walls and two windows to the side aspect.

OUTSIDE

To the front of the property there is a driveway with parking that leads to the garage.

GARAGE 20'11" x 8'11" (6.38 x 2.72)

With an electric roller door, power, light and a window to the rear aspect.

GARDENS

The front garden has a lawned area with mature beds and hedges at its border. There is a gate giving pedestrian access down the side of the property that leads to the rear garden which is of good proportion and offers a good degree of privacy with lawn and landscaped seating area, beds and trees at its border and an outside tap. There is also a summerhouse.

SERVICES

Mains water, electricity, drainage and gas. With night storage heating on the ground floor and a mixture of electrical heating on the first floor,.

DIRECTIONS

From Helston town centre proceed up Wendron Street passing Penrose Road on your left hand side and continue on to Godolphin Road. Take the next turning on the left in to Cades Parc and follow the road down the hill. At the bottom of the hill turn right on to Tenderah Road, past Parc Eglos primary school and then bear left with the green on the left, proceed up to the top of the hill where you will see the property on the right hand side.





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/>

COUNCIL TAX

Council Tax Band C.

ANTI-MONEY LAUNDERING

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

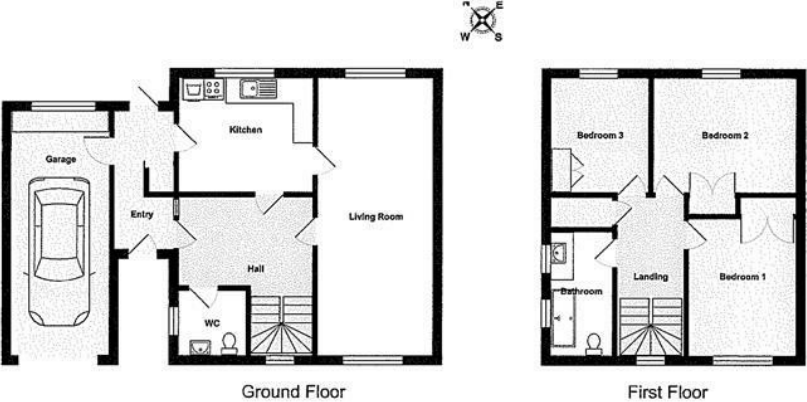
PROOF OF FINANCE - PURCHASERS

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.

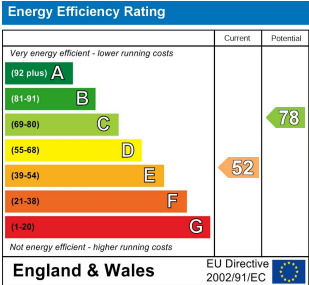
DATE DETAILS PREPARED.

14th November 2025.





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