

CHRISTOPHERS

ESTATE AGENTS



An impeccably presented, deceptively spacious, three bedroom detached house, situated in a well regarded residential area of Helston.



Wheat Oak is discretely located on the edge of a favoured area of Helston with good access to local schooling, local walks and amenities. Being presented in superb order both inside and out the property offers generous and well proportioned living accommodation that must be viewed to fully appreciate all that is on offer. Located on a level plot with off road parking, a garage and generous gardens to the front and rear, the residence seems certain to appeal to buyers seeking a lovely family home.

A real highlight of the property is the magnificent Conservatory that 'wraps around' the rear of the residence providing ample living and dining space for family living, whilst enjoying a pleasant outlook over the rear garden. This is complimented by a large dual aspect lounge and a nicely appointed contemporary fitted white gloss kitchen with a number of integrated appliances. Upstairs there are three bedrooms and a beautifully appointed shower room which has been installed during the current owners tenure.

The gardens to the front and rear are neatly presented and enjoy a sunny outlook. The decking and sun patio would seem an ideal place in which to sit and relax and enjoy a spot of alfresco dining or an after work tippie.

The residence benefits from double glazing and gas fired central heating.

The accommodation comprises an entrance hall, cloakroom, kitchen, lounge and a large conservatory, whilst upstairs there are three bedrooms and a family shower room.

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 beaches, coves and cliff top walks. The town has amenities that include national stores, supermarkets, doctors' surgeries and churches along with many clubs and societies. There are a number of well regarded primary schools and a comprehensive school with sixth form college.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR TO

ENTRANCE HALL 5.31M IN LENGTH (17'5" IN LENGTH)

With wood effect flooring, electric consumer unit, vertical anthracite style radiator, staircase rising to the first floor and doors off to the lounge, kitchen and

CLOAKROOM

Having a low-level w.c, a wall mounted wash handbasin with waterfall tap over, mosaic style splashback and vanity cupboard under. There is wood laminate flooring and an obscure glazed window to the front aspect.

KITCHEN 3.23M X 2.97M MAXIMUM MEASUREMENTS (10'7" X 9'9" MAXIMUM MEASUREMENTS)

A beautifully appointed fitted kitchen with contemporary working top surfaces incorporating a composite one and a half bowl sink unit with white tiled splash-backs, drainer and Swan's neck mixer tap over and a four ring Cooke & Lewis gas hob with chimney style hood over and bespoke splash-back. This is complemented by a wide range of white gloss cupboards, drawers and eye level units, together with an integrated sliding refuse unit. Integrated appliances include a dishwasher and a Hotpoint electric double oven, whilst space is provided for a freestanding fridge freezer. There is a cupboard housing a Worcester gas fired boiler, slate effect flooring, a window to the front aspect and a feature glass door to

LOUNGE 5.08M X 3.84M (16'8" X 12'7")

A light and welcoming dual aspect room of generous proportions with wood effect flooring, a window to the side aspect and an under stairs storage cupboard with coat hanging rail and storage. The room is complimented by a picture window to the conservatory and twin feature glass doors opening into the conservatory with stylish glass cubed side panels.

CONSERVATORY 8.05M X 6.88M NARROWING 2.92M (26'5" X 22'7" NARROWING 9'7")

A simply fabulous space in which to dine, entertain and relax whilst enjoying a lovely outlook over the well tended rear garden. The dining area has a feature pendant light and carpeting to the floor whilst French doors open from the wood effect flooring into the delightful rear garden. There are an array of windows enabling one to enjoy the outlook over the rear lawn, decking and patio areas. A further carpeted area plays host to a snug / TV room whilst an integral door opens into the garage.

A staircase rises to the first floor.

LANDING

With a loft hatch to the roof space, airing cupboard with slatted shelving and doors off to all three bedrooms and the family shower room.

BEDROOM ONE 3.48M X 2.67M PLUS DOOR RECESS (11'5" X 8'9" PLUS DOOR RECESS)

A double bedroom with a built-in wardrobe with hanging rail and storage shelf over and a window to the rear aspect.

BEDROOM TWO 3.15M X 3.12M (10'4" X 10'3")

Double bedroom with window to front aspect.

BEDROOM THREE 2.36M X 2.26M (7'9" X 7'5")

With window with outlook to rear

SHOWER ROOM

Nicely appointed with a fitted suite comprising a low level w.c, large wash handbasin set into a vanity style unit with cupboards under and a large walk in shower with stylish glass screen housing a thermostatic shower with rain drencher head and shower attachment. There is patterned vinyl flooring, recessed spotlighting, a chrome towel rail, an extractor fan, striking 'Mont Blanc' style tiling to some walls and an obscure glazed window to the front aspect.

OUTSIDE

A driveway leads up to the

GARAGE 4.95M X 2.64M (16'3" X 8'8")

Having an up and over door, power and light, some over eaves storage and part grey tile effect flooring. There is a working top surface incorporating a sink with a drainer, while spaces are provided for a washing machine and tumble dryer. Step up to integral door to conservatory.

GARDEN

To the front there is an outside tap, a driveway and a stone chipped parking area for a number of vehicles, with an adjacent area of lawn neatly enclosed by a low stone wall with hedging. The remainder of the front garden has been designed with ease of maintenance in mind with pathways leading to the front door and a stone chipped pathway leading, in turn, around to the side gate of the property.

The rear garden is beautifully tended and is neatly enclosed with fencing, low stone walls and hedging. Raised beds play host to a range of plants and shrubs, which are complimented by areas of lawn and decking and a patio area which enjoys a sunny outlook. There is an area of artificial grass and a stone chipped pathway to the side which leads on to the shed, recycling area and side gate.

SERVICES

Mains electricity, water, gas and drainage.

DIRECTIONS

From Helston town centre proceed up Wendron Street and along Godolphin Road. Turn left at the roundabout to Redruth and follow this road to the mini roundabout, passing the fire station on your left hand side. Go straight across this roundabout and, at the next roundabout, take the third exit on to Hellescoth Way. At the next roundabout go straight on taking the second exit on to Forth Gwedhen. Continue a short distance around the bend and continue straight on into Wheal Oak. Follow the close around to the left, where the property will be found a short distance along on the left hand side.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

MOBILE AND BROADBAND COVERAGE

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 BAND

Band C

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

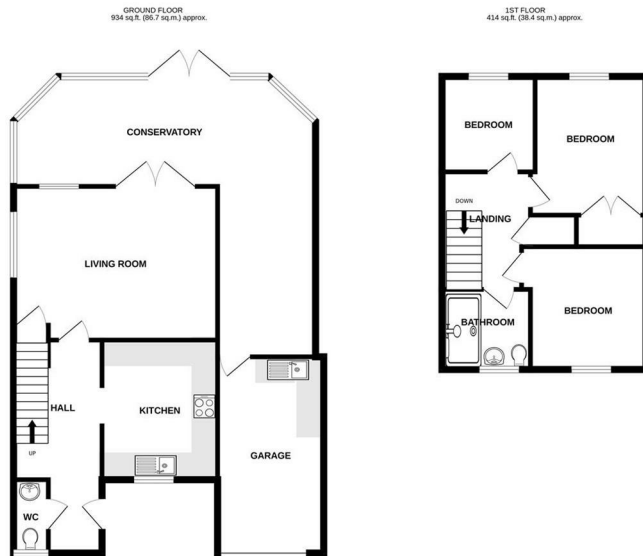
PROOF OF FUNDS - PURCHASERS

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

3rd July 2024

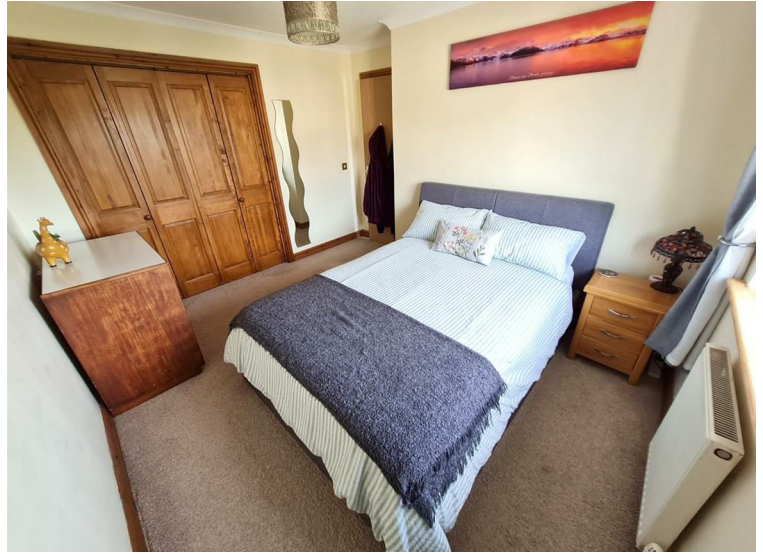
3 WHEAL OAK, HELSTON, CORNWALL, TR13 8FS PRICE GUIDE £350,000



TOTAL FLOOR AREA: 1347 sq. ft. (125.2 sq. m.) approx.

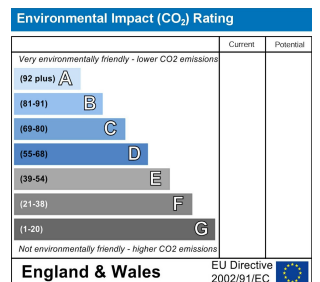
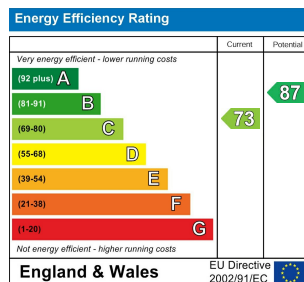
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