



Park View Road  
Helston  
TR13 8SG

Offers In The Region Of  
£250,000

- DETACHED BUNGALOW
- QUIET CUL DE SAC
- TWO BEDROOMS
- AMPLE PARKING
- LOUNGE AND KITCHEN
- SHOWER ROOM
- CLOSE TO HELSTON BOATING LAKE
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION





Tenure - Freehold

Council Tax Band - C

Floor Area - 634.40 sq ft



## PROPERTY DESCRIPTION

Situated in a quiet Cul De Sac on the outskirts of Helston is this detached bungalow offered for sale with no onward chain. The property sits just a stones throw from Helston boating lake on a low maintenance plot with the accommodation briefly comprising an entrance hall, dual aspect lounge, kitchen, two bedrooms and shower room. Outside, a large driveway provides ample off road parking whilst the rear offers a private courtyard and access to a detached workshop.

## ACCOMMODATION IN DETAIL

(All measurements are approximate)

### ENTRANCE

Obscure double glazed door into:

### ENTRANCE HALL

Doors to all rooms, night storage heater, cloak cupboard.

### LOUNGE

13'7" x 11'8" into alcove (4.16m x 3.58m into alcove)  
A good sized dual aspect lounge with two double glazed windows, feature fireplace with slate surround and hearth, night storage heater.

### KITCHEN

13'8" x 8'7" maximum (4.18m x 2.62m maximum)  
A range of matching base and wall units with stone effect work surfaces, two and a half bowl stainless steel sink, integrated 'Belling' oven and hon, spaces for washing machine and fridge/freezer, tiled floor, night storage heater, double glazed window, cupboard with shelving and immersion water heater.

### BEDROOM ONE

13'8" > 10'1" x 10'3" (4.18m > 3.09m x 3.13m )  
Double glazed window, night storage heater, loft access hatch.

### BEDROOM TWO

11'11" x 10'2" (3.65m x 3.1m )  
Double glazed window, radiator.

## SHOWER ROOM

A three piece shower suite comprising shower cubicle with electric shower and tiled surround, W.C and hand basin, half tiled walls, vinyl flooring, obscure double glazed window, wall mounted electric heater.

## OUTSIDE

The property is approached over a large gravelled driveway which extends onto a hard standing driveway to the side which in all provides parking for four to five cars. To either side of the entrance are two large mature flower beds whilst the rear enjoys a low maintenance courtyard with high hedging, covered drying area and access to a useful block workshop.

## WORKSHOP

10'9" x 10'5" (3.29m x 3.18m )  
A useful workshop with power and lighting, work bench, and W.C (Measurements include a W.C)

## MATERIAL INFORMATION

Verified Material Information

Council tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Timber Frame

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only

Heating features: Double glazing, Night storage, and Open fire

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No



Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: F

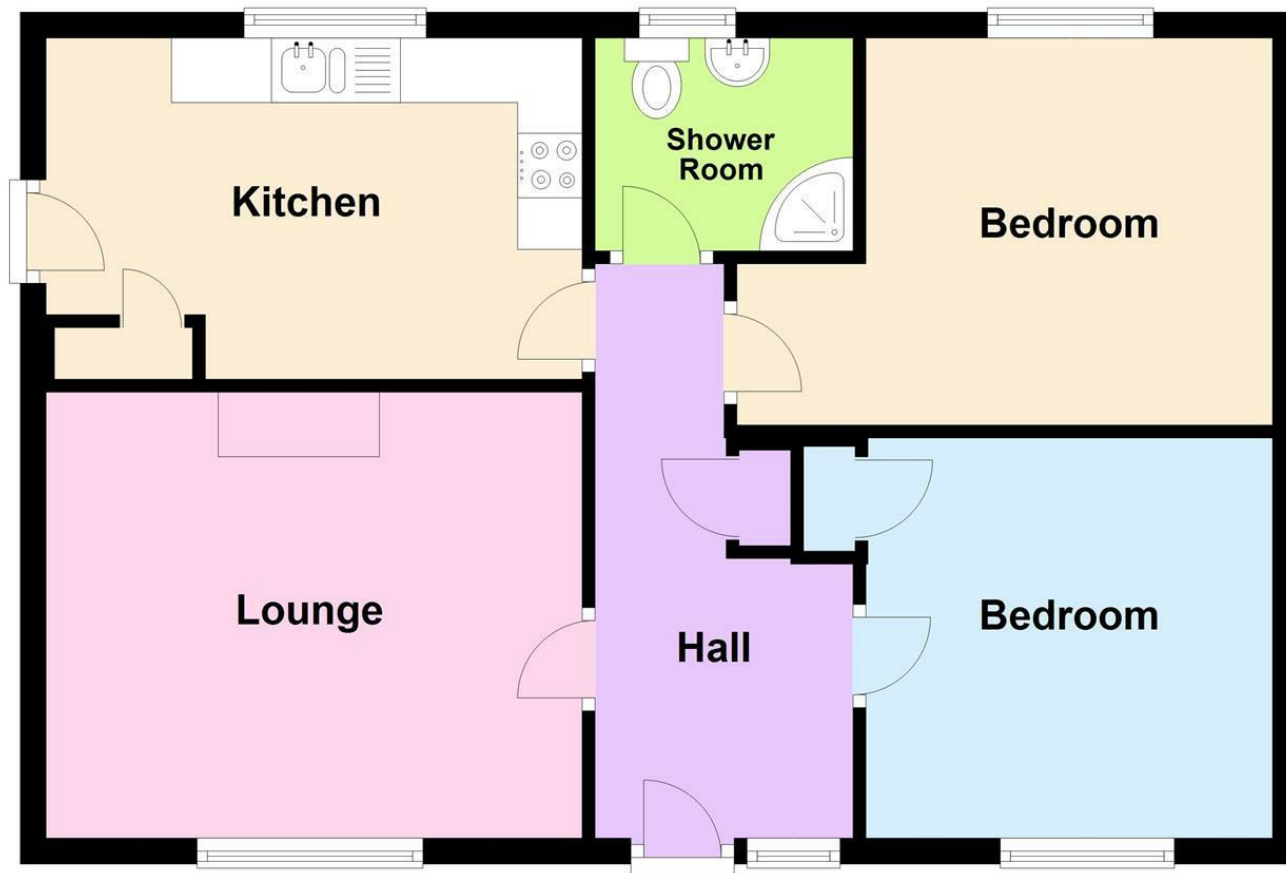
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



# Ground Floor

Approx. 58.9 sq. metres (634.4 sq. feet)



Total area: approx. 58.9 sq. metres (634.4 sq. feet)

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| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) A  |  |                         |           |
| (81-91) B  |  |                         |           |
| (69-80) C  |  |                         | 73        |
| (55-68) D  |  |                         |           |
| (39-54) E  |  | 33                      |           |
| (21-38) F  |  |                         |           |
| (1-20) G   |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| England & Wales                                    |  | EU Directive 2002/91/EC |           |

