

# 60 Nanscober Place Helston, TR13 0SP







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This fantastic family home has been thoughtfully extended to maximise space and create a truly welcoming and functional living environment. Upon entering, you are greeted by a large porch which is perfect for storage and removing muddy shoes, keeping the rest of the house clean and tidy. The downstairs of the property is a fantastic social space, with the living room just off the kitchen/diner. This layout provides the perfect setting for entertaining guests or catching up with family members after a long day. The kitchen itself boasts a plethora of unit space, ensuring that you will never run out of storage for all your kitchen essentials. The large amount of worktop space allows you to cook up a storm and prepare meals with ease. One of the highlights of this property is the spacious conservatory, which serves as an additional reception room. It is an asset that provides a great opportunity to enjoy the last of the sun when the nights draw in, and it also offers space for anyone who needs to work from home. Adjacent to the kitchen is a useful utility room, which ensures that all white goods are kept out of sight and the main living areas remain clutter free. Moving upstairs, the property truly shines with its four double bedrooms. Unlike many estate houses, there is no small box room here. Each bedroom offers ample space and comfort, with one bedroom further enhanced by an en-suite bathroom. Additionally, there is a family bathroom that serves the rest of the bedrooms, ensuring no one will be frustrated by a lack of facilities. One of the standout features of this property is its location. Surrounded by lots of woodland and trees, the property benefits from a sense of peace and privacy. Children will love the opportunity to enjoy the outdoors, and the lack of overlooking properties ensures that your privacy is maintained. With the enclosed gardens that wrap around the side of the property this really needs to be viewed to appreciate the space.



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OFFERS IN EXCESS OF £410,000

#### LOCATION

Nanscober Place is a much sought after residential area within Helston, this property enjoys a particularly attractive position within the development being right on the edge fronting onto the Cober Valley. There is nearby access to beautiful riverside walks and the property is conveniently situated near the town bus service route which includes stops at Tesco as well as the Town Centre. Helston and the surrounding nearby areas boast many Primary Schools with the highly regarded Parc Eglos Primary school and Helston Community College both being within easy walking distance. The town has a leisure centre with a swimming pool and large gym and many amenity areas including the boating lake and the beautiful National Trust Penrose Woods. This property is a short drive from the stunning Lizard Peninsula and within a 10 minute drive of the thriving harbour and coastline at Porthleven. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

#### ACCOMMODATION

Entrance Porch  
Entrance Hallway

Living Room  
Kitchen/Diner  
Conservatory  
Utility Room  
Stairs to First Floor Landing  
Bedroom Two with Ensuite  
Shower Room  
Bedroom Four  
Bedroom One  
Bedroom Three

#### GARDEN

The garden of this property is a true oasis. It is enclosed and wraps around the side of the property. The front garden boasts a raised decked area, pond and a lawn section, perfect for enjoying a morning coffee or watching the children play. To the rear, there is an additional area of lawn and a patio, providing the ideal space for alfresco dining or simply relaxing in the sunshine.





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

#### GARAGE

Useful storage space with electric connected.

#### PARKING

Driveway parking is provided in front of the garage.

#### SERVICES

Mains gas, electricity, water and drainage.

#### COUNCIL TAX BAND- D

#### ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

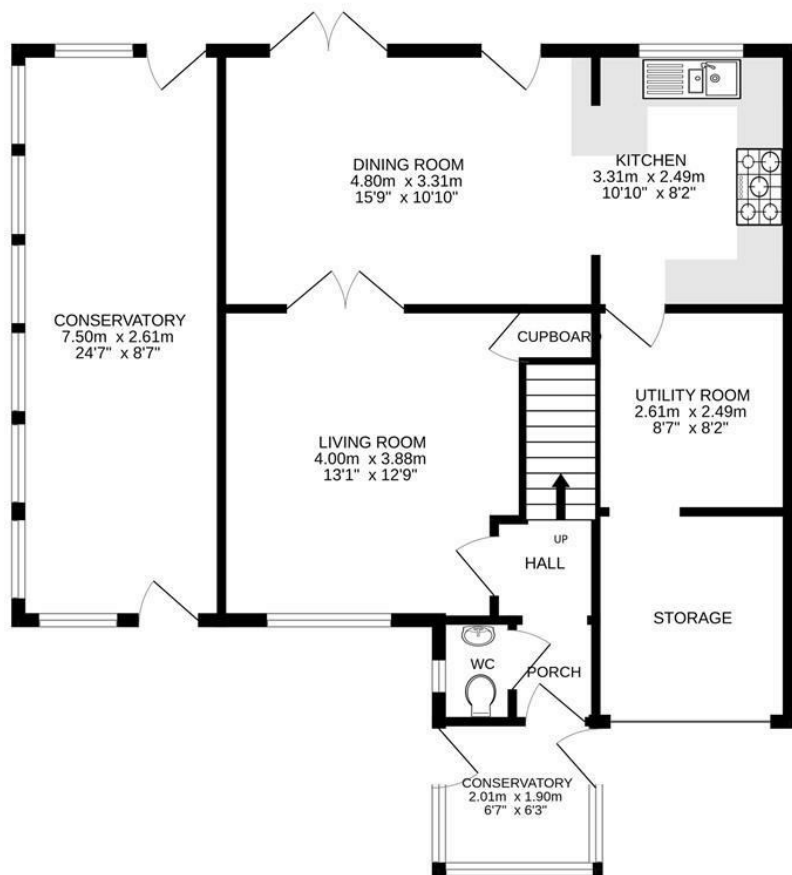
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

#### PROOF OF FINANCE - PURCHASERS

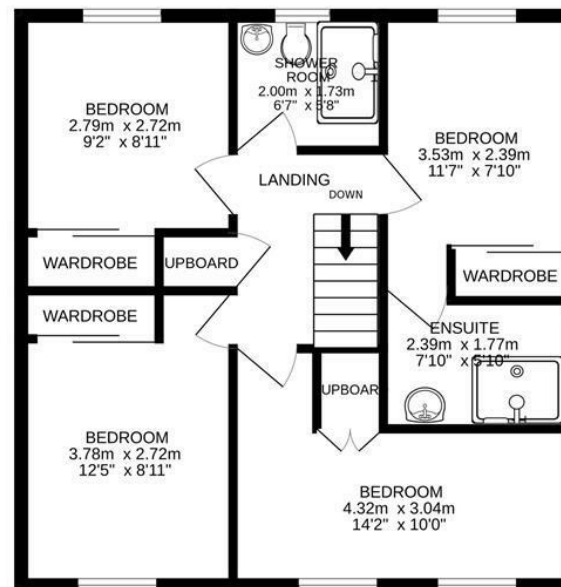
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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