

84 Hawkins Way
Helston, Cornwall TR13 8FQ

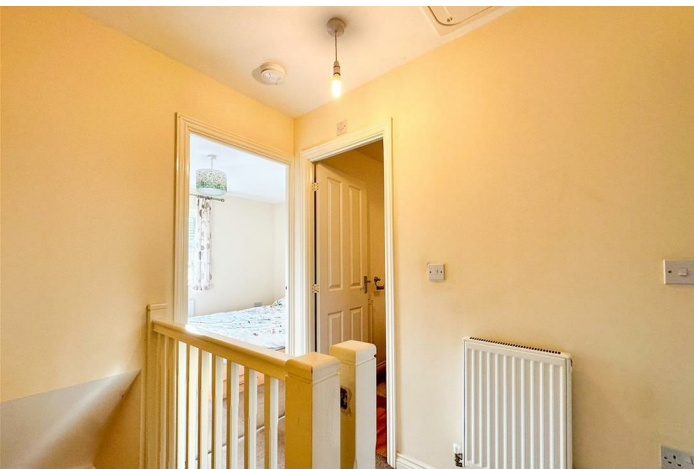




84 Hawkins Way

Helston, Cornwall TR13 8FQ

Welcome to this two bedroom mid terrace property, nestled in the highly sought after residential location of Hawkins Way. This home offers an ideal blend of comfort and convenience in a desirable neighbourhood. The ground floor features an entrance hall supplying a suitable place to remove footwear. To the left, a modern kitchen awaits, providing the perfect space for preparing delicious meals. Adjacent to the kitchen is the inviting lounge, where you can relax and unwind after a long day. A convenient cloakroom on the ground floor adds to the practicality of this home. Moving upstairs, you will find two generously sized double bedrooms and bathroom, boasting contemporary fixtures and fittings. To the rear of the property, there is an enclosed sloped garden which is mostly laid to lawn. The garden also features a paved patio area, perfect for al fresco dining or simply enjoying the outdoors. Additionally, a garden shed provides extra storage space for tools and equipment.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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GUIDE PRICE £230,000

LOCATION

Hawkins Way is a desirable residential area within the town and is perfectly placed to access the town centre and surrounding amenities. The property backs onto a sports field - ideal for those with dogs or children. Helston and the nearby areas boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. The town has a leisure centre with a swimming pool and large gym and many other facilities including the boating lake and the beautiful National Trust Penrose Woods. The 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.

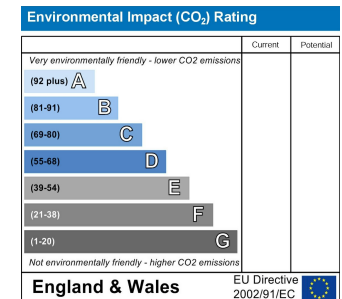
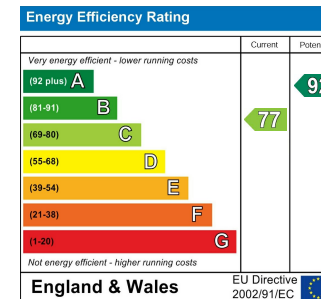
ACCOMMODATION

- Entrance Hallway
- Cloakroom
- Kitchen
- Lounge/Diner
- Stairs to First Floor Landing
- Double Bedroom
- Bathroom
- Double Bedroom

OUTSIDE

To the rear of the property is an enclosed sloping garden being mainly laid to lawn incorporating a paved patio area and useful garden shed as well as rear gate access to parking space.





PARKING

There is one allocated off road parking space to the rear of the property.

SERVICES

Mains water, electricity, gas and drainage.

COUNCIL TAX BAND- A

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

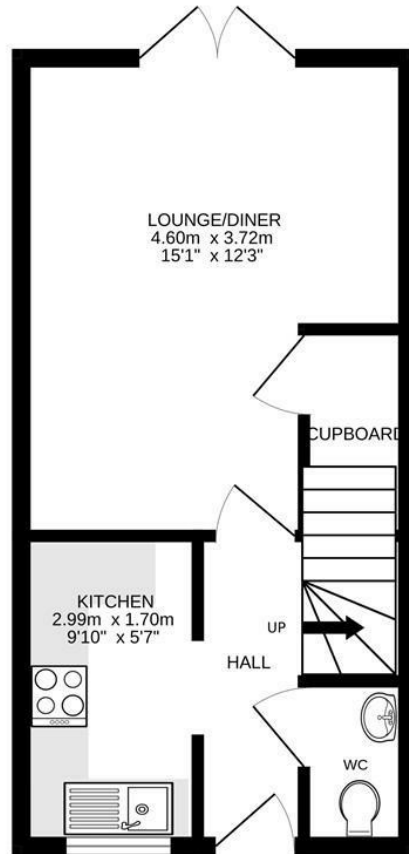
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - PURCHASERS

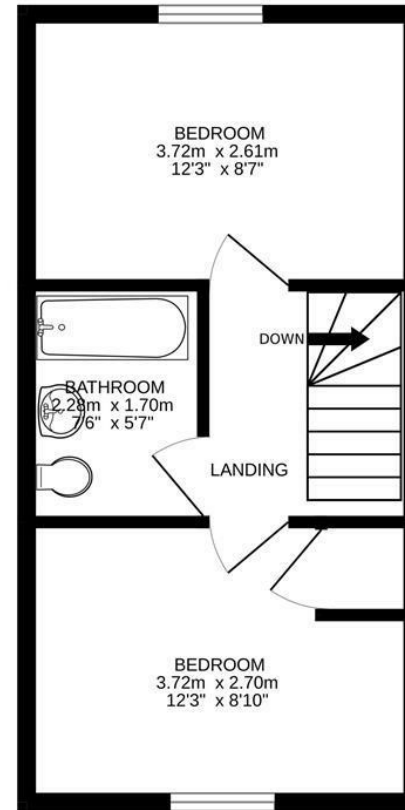
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



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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