

22 Marconi Close
Helston, Cornwall TR13 8PD





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Positioned in the highly regarded residential area of Marconi Close, this is a rare opportunity to purchase a well proportioned bungalow situated on a generous size plot with garden areas surrounding the residence. Marconi Close is a favoured position in the town with excellent access to Primary and Secondary Schools, the Town Centre as well as walks through The Moors and nearby Penrose Estate. The property has a fantastic lounge and spacious kitchen/diner, both with attractive views over the Cober Valley. There are three good sized bedrooms, offering flexible accommodation. The property is in need of cosmetic refreshment, and provides a fantastic opportunity to design to your own taste and needs. To the outside, the property is enhanced by a large plot with great views a spacious garage and driveway parking . A viewing is highly recommended.



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

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GUIDE PRICE - £375,000

LOCATION

Marconi Close is a desirable residential area within the town and is perfectly placed to access the town centre and surrounding amenities. The property is close to the local play park - ideal for those with 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

Hallway
Living Room

Kitchen Diner
Bedroom One
Bedroom Two
Bedroom Three
Bathroom
WC

PARKING

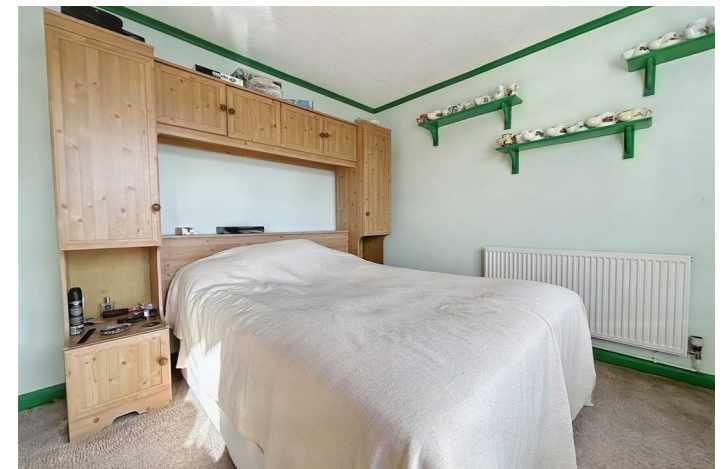
Driveway parking is provided in front of the garage.

GARAGE

With up and over garage door and power and light connected.

GARDENS

To the front and side of the property are well maintained areas of lawn which are enclosed and are bordered by attractive flower beds and shrubs. To the side of the property is a further area of lawn incorporating a summer house.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	83
England & Wales		EU Directive 2002/91/EC	

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

SERVICES

Mains water, electricity, gas and drainage.

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.

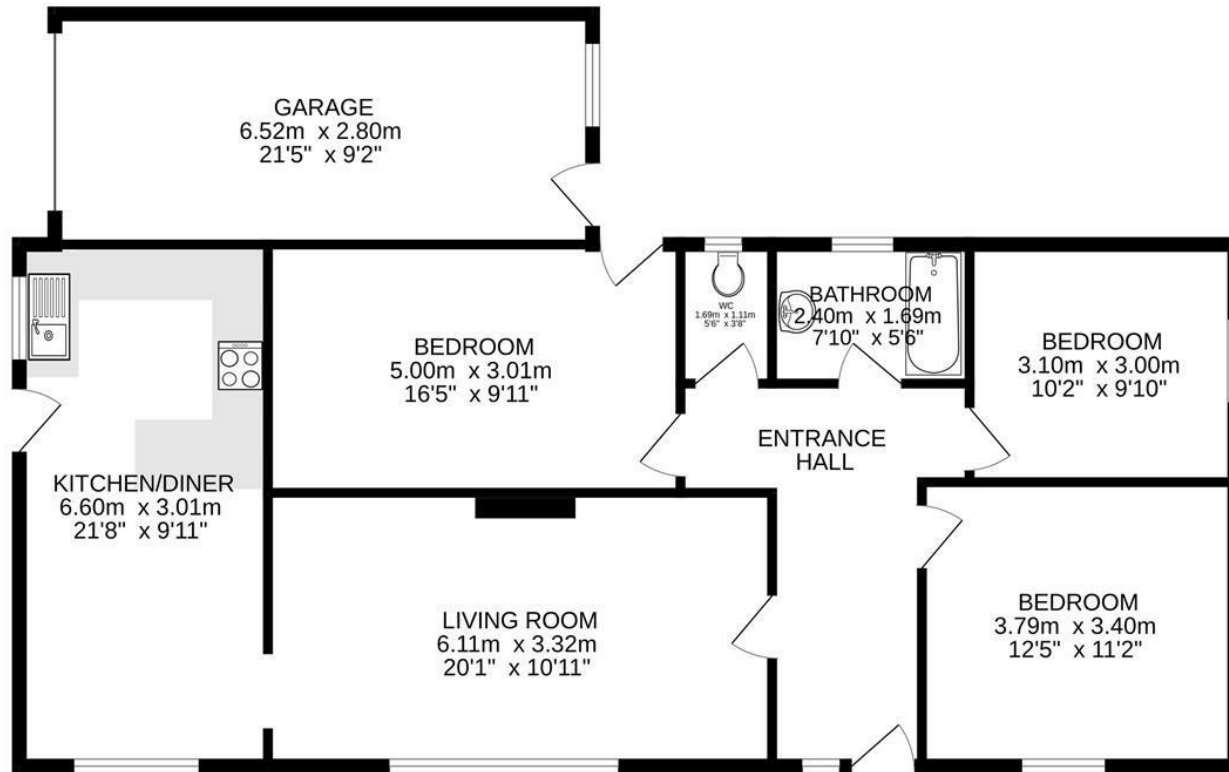
PROOF OF FINANCE – PURCHASERS

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.

COUNCIL TAX BAND - C



GROUND 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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

