

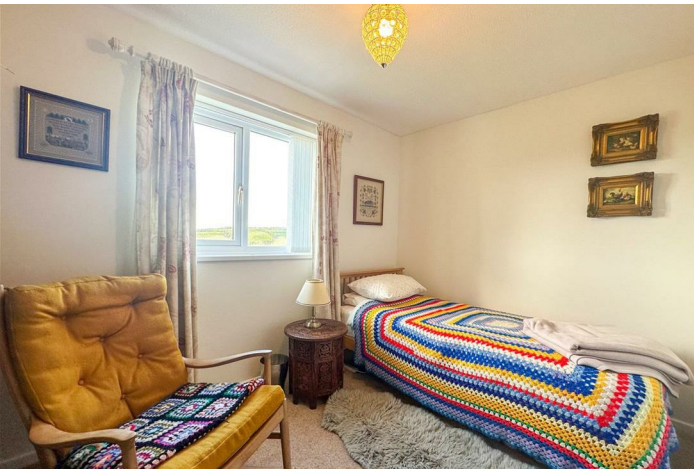
19 Tregarrick Close  
Helston, TR13 8YA





# 19 Tregarrick Close Helston, TR13 8YA

Welcome to this beautiful and light filled four bedroom detached bungalow, perfectly situated in a quiet and popular cul-de-sac. The highlight of this bungalow is the lounge/diner, which serves as a brilliant social room, ideal for entertaining friends and family. The large window at the front of the property floods the room with natural light while offering breathtaking views of the countryside towards the River Cober. Imagine hosting gatherings in this room with the stunning backdrop. Just off the dining room, you will find the well appointed fitted kitchen, complete with plenty of storage and worktop space. The layout of the kitchen allows you to enjoy the social atmosphere while also keeping the smells confined and the dishes out of sight. The bedrooms in this bungalow are generously sized, providing comfortable living spaces for the whole family. If needed, one of the bedrooms can be easily transformed into a home office, perfect for remote workers or those who require a dedicated workspace. The separate bathroom and toilet have been finished to a modern standard, ensuring a stylish and functional space for your daily routines. The gardens surrounding this bungalow are truly a standout feature. The rear tiered gardens make the most of the captivating countryside views and provide ample space for outdoor enjoyment. The main rear garden is primarily laid to lawn and the two patio areas provide the perfect setting for alfresco dining. There is additional area with mature shrubs providing a lovely amount of privacy. The garage provides a useful amount of storage with the driveway in front allowing for off road parking for one vehicle. Additionally, there is a gravelled gated parking area at the top of the garden, offering even more parking options.



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**GUIDE PRICE £450,000**

**LOCATION**

Tregarrick Close is a highly regarded residential area within Helston and this property enjoys a particularly nice location within the development enjoying an open rural view. There is nearby access to beautiful countryside walks and the property is conveniently situated on 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 nearest Secondary Schools being in Helston and Mullion. 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 Hallway  
Lounge/Diner  
Kitchen  
Bedroom One  
Bedroom Two

Bedroom Three  
Bedroom Four  
Bathroom  
Separate Toilet

**UTILITY ROOM**

Located just to the outside of the back door and entered via a part glazed door with space and plumbing for washing machine and tumble dryer, space for fridge/freezer, roll top work surfaces and additional part glazed door giving access to the side pathway.

**GARDENS**

To the front of the property there is an elevated lawned garden with flower borders all retained by an attractive stone wall surround. Steps with railings lead to the front door. There is a further lawned garden to the left hand side and there are pathways leading to each side of the property as well as the rear as well as an outside cold water tap. The rear garden has been landscaped to provide an initial lawned area with paved patio. Stone steps and a rockery lead up to a further lawned area incorporating a useful garden shed, greenhouse and side access gate. Further steps then go onto a tiered rockery garden which is stocked with an abundance of flowers, shrubs, plants and trees all leading to a further patio area from which there are again delightful views over the property to the Cober Valley and surrounding countryside. At the top of the garden there is also a gravelled parking area providing additional parking for car, boat or caravan and is accessed off Loe Valley Road.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
		<b>60</b>	<b>78</b>
<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

**INTEGRAL GARAGE**

With up and over door, power and light connected, cold water tap, free standing oil fired central heating boiler supplying hot water.

**DRIVEWAY**

Providing off road parking for one vehicle

**SERVICES**

Mains water, electricity, gas and drainage. Oil fired central heating.

**COUNCIL TAX BAND- D****PROOF OF FINANCE- PURCHASERS**

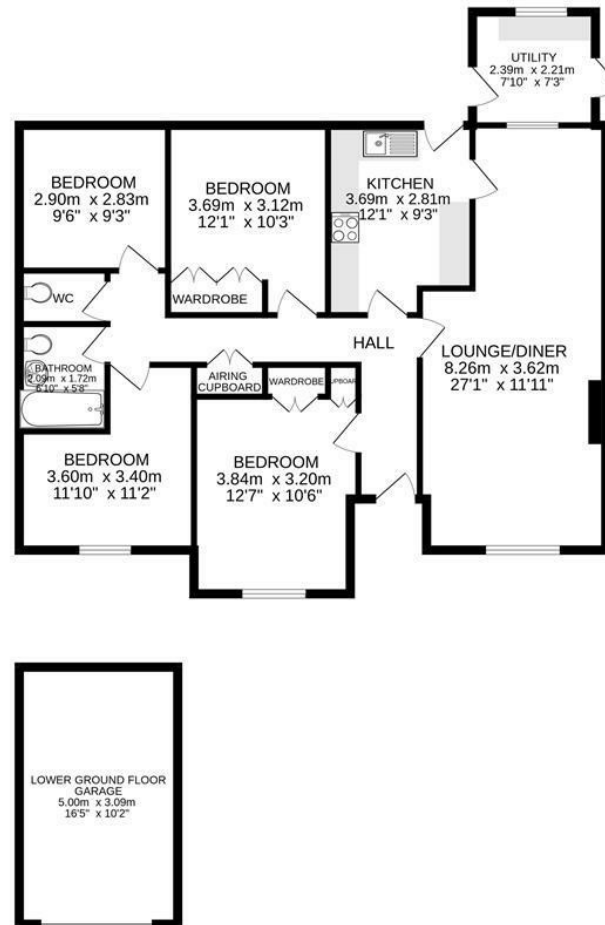
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

**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.



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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