

Oakleigh Parc Ledrak  
Helston, Cornwall TR13 0QL





# Oakleigh Parc Ledrak

## Helston, Cornwall TR13 0QL



This spacious and inviting four bedroom detached house offers a light and airy living space throughout, making it the perfect home for those who value flexibility and socialising. Upon entering, you are greeted by a large hallway and provides ample space for additional storage. The highlight of the property is the lounge/diner, which is flooded with natural light coming through the patio doors and large bay windows.

This creates a bright and inviting space where you can relax and entertain guests. The dining room, conveniently located next to the kitchen, can comfortably accommodate a large table, making it ideal for hosting dinner parties. The kitchen/breakfast room has plenty of storage and worktop space to unleash your culinary creativity. This room is perfectly suited for family occasions, allowing you to prepare meals while the rest of the family finishes homework or shares stories about their day. Adjacent to the kitchen is a utility room, providing additional storage space without compromising the functionality of the kitchen. Upstairs, the property offers four well proportioned bedrooms, ensuring everyone has their own comfortable space. The master bedroom boasts a spacious en-suite bathroom. A family bathroom is also available, ensuring mornings are less stressful when everyone is vying for the bathroom. Outside, the property features a section of patio that is perfect for alfresco dining, as well as an area of lawn. The mature shrubs surrounding the garden provide a good level of privacy, allowing you to enjoy the outdoors in peace. The south facing garden is a sun trap, giving you the opportunity to soak up the sun during warmer months. To the front of the property, a useful garage offers ample storage space, while the blocked paved driveway provides off-road parking for two vehicles.



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GUDIE PRICE £425,000

#### LOCATION

Parc Ledrak 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  
Cloak Room

Lounge/Diner  
Kitchen/Breakfast Room  
Utility Room  
Stairs to Landing  
Bedroom Three  
Bedroom Two  
Family Bathroom  
Bedroom 1 with Ensuite  
Bedroom Four

#### OUTSIDE

The rear garden is enclosed and boarded by mature shrubs providing a good amount of privacy. There is a low maintenance patio area which leads onto a lawn and benefits from a shed. A path leads around to the front where there is additional space providing further storage.

#### GARAGE

with up and over door and electricity inside.





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			
		78	88
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

#### DRIVEWAY

Off road parking for two vehicles

#### COUNCIL TAX BAND-D

#### SERVICES

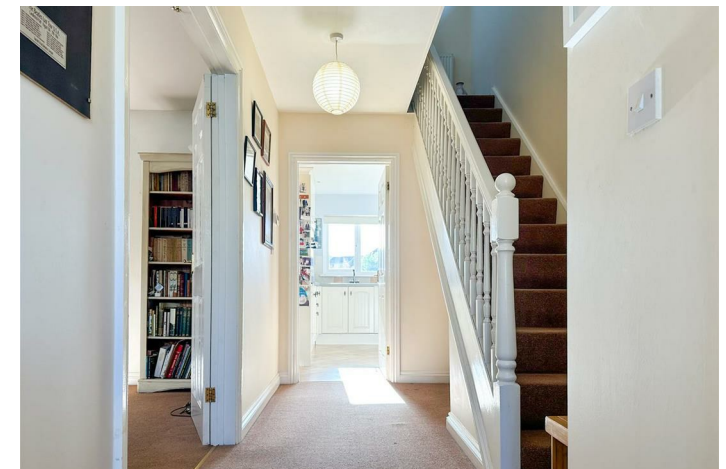
Mains electricity, water and drainage. Gas central heating.

#### ANTI MONEY LAUNDERING REGULATIONS – PURCHASERS

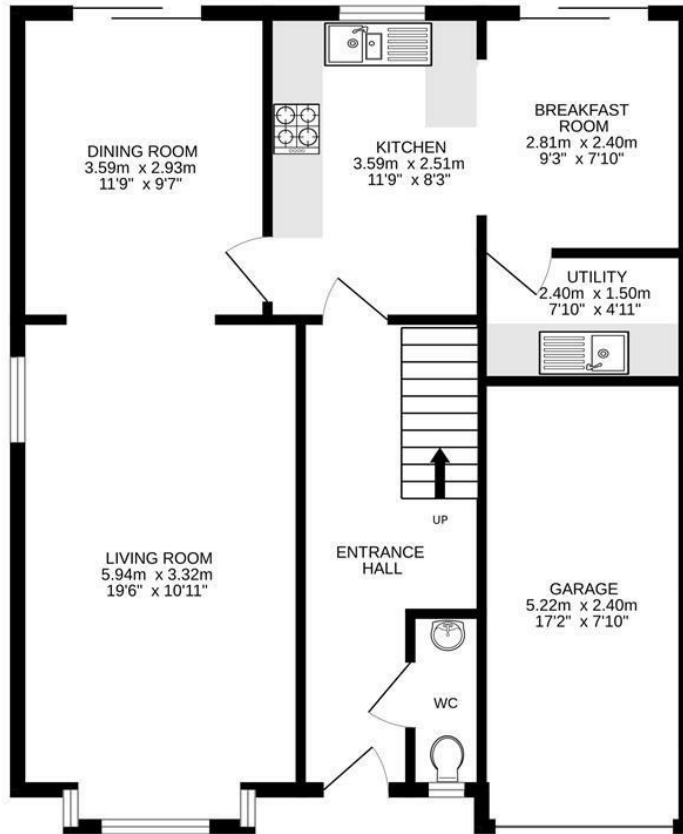
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

#### PROOF OF FINANCE – PURCHASERS

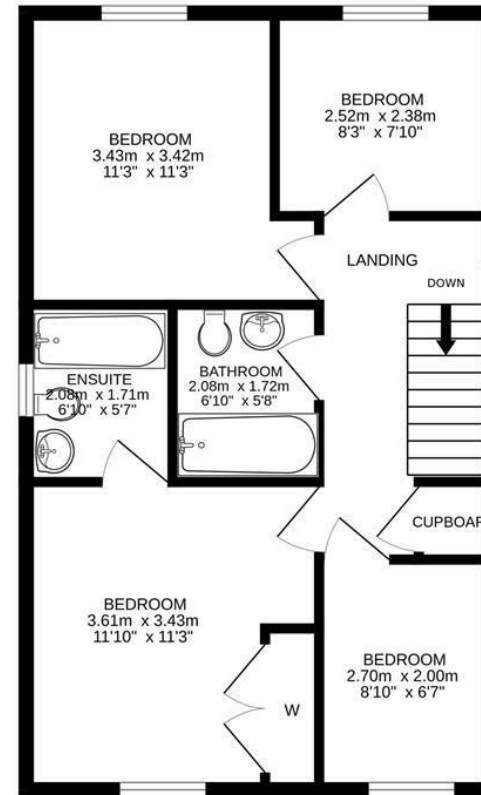
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



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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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.

