

35 Barton Close
Helston, Cornwall TR13 8LL





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A desirable three bedroom detached bungalow, in good condition with a garage and studio/home office in the rear garden. Located on a larger plot, there are well maintained, south facing rear gardens which offer a good level of privacy. The front of the property has been made low maintenance, with plenty of space for parking. The lounge is spacious and has a large window which lets light flood in, and has views over the front garden. The kitchen is ready for refurbishment, allowing the buyer the opportunity to apply their own style. There are two double bedrooms, both having an outlook over the rear garden as well as a single bedroom. The rear garden is a real feature of the property being a good size, having a lovely sunny aspect. Occupying a level plot with sunny front and enclosed rear gardens, there is a long drive, providing plenty of parking, leading to the garage. We are sure this will appeal to anyone wanting the convenience of a level and spacious family home. This bungalow is located in a sought after location and is within easy reach of the town and local amenities, with the advantage of being on Helston Town bus route.



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

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GUIDE PRICE - £365,000

LOCATION

Being within close proximity to local supermarkets and the town centre this property offers a convenient location on the outskirts of Helston. Helston is famed for its historic Flora Day celebrations on May 8th when the town is bedecked with greenery, bluebells and gorse and throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Floral Dance and ushering in the Summer. The modern town and the surrounding nearby areas now boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. Helston also enjoys a leisure centre with a swimming pool and large gym and many amenity areas including the Coronation Boating Lake and the beautiful National Trust Penrose Estate offering a host of woodland walks.

ACCOMMODATION

Entrance Hallway
Lounge
Kitchen
Bedroom One
Bedroom Two
Bedroom Three
Bathroom
Summer House with power, water and drainage

GARDEN

A good size and South facing enclosed garden to the rear which is laid to lawn and has side gated access.

PARKING

On the drive to the front.





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			
			83
		68	
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		
EU Directive 2002/91/EC		

England & Wales

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GARAGE

With water, drainage, light and power connected.

SERVICES

Mains water, drainage, electric and gas.

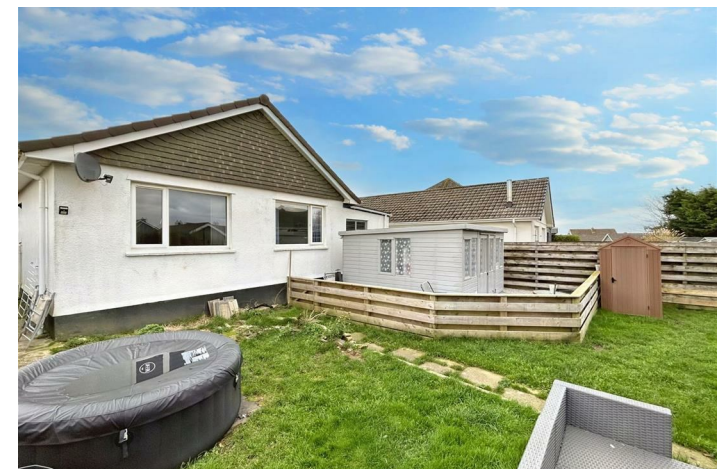
COUNCIL TAX BAND - D

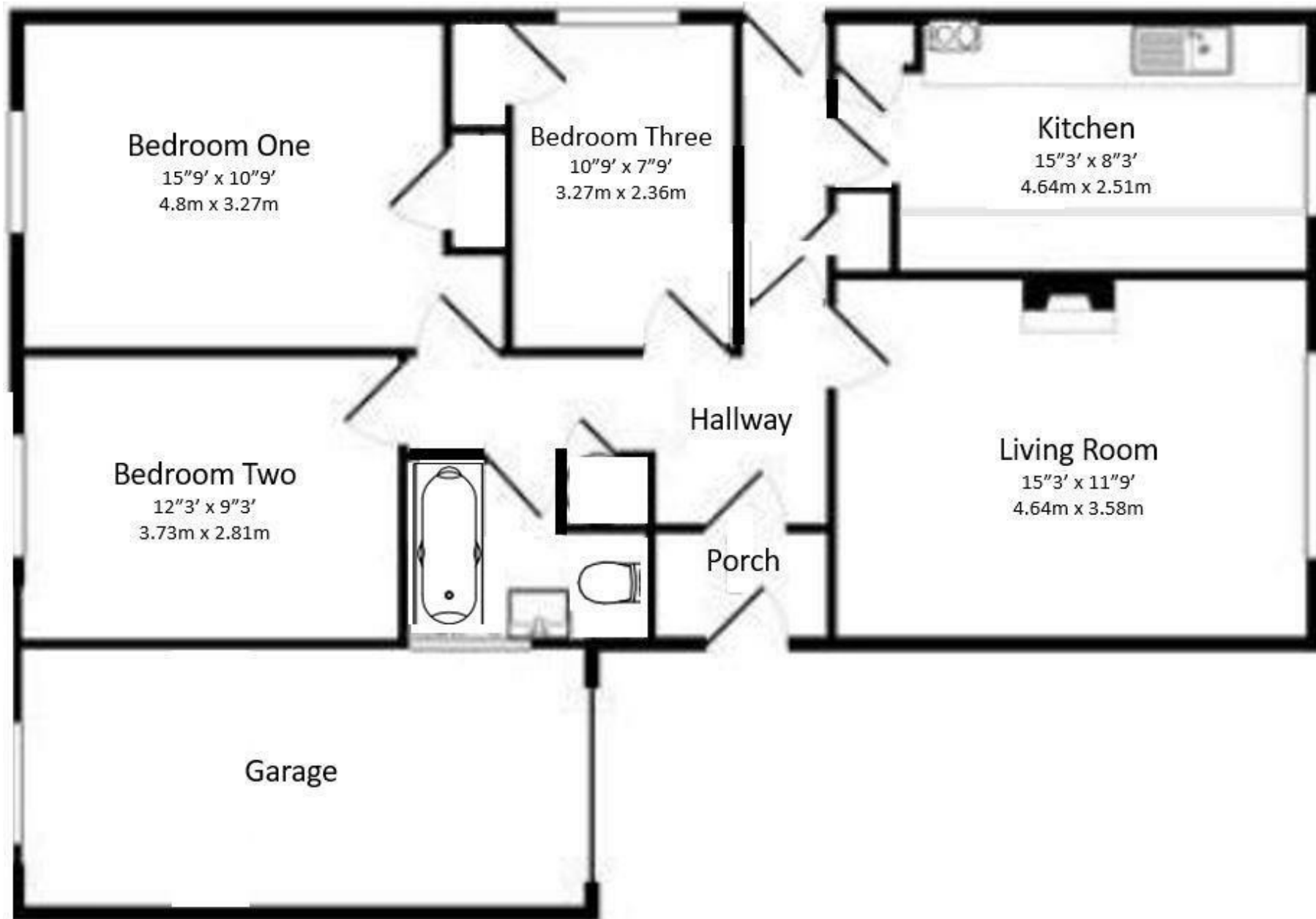
ANTI MONEY LAUNDERING REGULATIONS – PURCHASERS

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.





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.

