

Hellys Station Road
Helston, TR13 8WQ



MATHER
PARTNERSHIP





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Hellys is a modern and spacious two bedroom bungalow which has a bright open plan kitchen, and lounge that opens onto a low maintenance garden. There are two well proportioned double bedrooms and a family bathroom. Each room has individually controlled underfloor heating, ensuring that everywhere can be the perfect temperature. The outside is low maintenance, and additionally has an electric charger. It is ideally positioned in a desirable location for access to schools, shops, and public transport links. As you enter, you are greeted by a light filled kitchen, with a breakfast bar and additional space for a dining table forming the heart of the home. The kitchen has modern units, inbuilt appliances, a solid wood worktop and breakfast bar. There are two generously sized bedrooms, both with large windows and offering plenty of room for furniture. The lounge has patio doors that open onto a low maintenance brick paved area, with raised beds, which have been carefully planted to bring the colour from the garden inside. Beyond the interiors, the allure of this property extends to its low maintenance gardens. Landscaped with a discerning eye for aesthetics and ease of care, the outdoor spaces provide a private space where you can unwind and enjoy the beauty of nature without the hassle of extensive upkeep. For the environmentally conscious, this home is equipped with an electric vehicle (EV) charger, embracing the future of sustainable living. Say goodbye to the stress of searching for charging stations – your EV will always be ready to go right from the comfort of your own home. This two bedroom bungalow is not just a residence; it's a lifestyle. With its modern design, thoughtful layout, low maintenance features, and forward thinking amenities like the EV charger, this property represents the pinnacle of contemporary living. Don't miss the opportunity to make this house your home and experience the epitome of comfort, convenience, and style.



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

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GUIDE PRICE - £375,000

LOCATION

Located in a popular residential area with close proximity to local supermarkets, schools and the town centre this property offers a convenient location. Helston is famed for it's 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 Area
Kitchen/Diner
Pantry
Living Room
Bedroom One
Bedroom Two
Family Bathroom

GARDEN

A low maintenance and private garden surrounds the property to all sides.

PARKING

On the brick paved drive to the front.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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, drainage, gas and electricity.

COUNCIL TAX BAND - D

ANTI MONEY LAUNDERING REGULATIONS – PURCHASERS

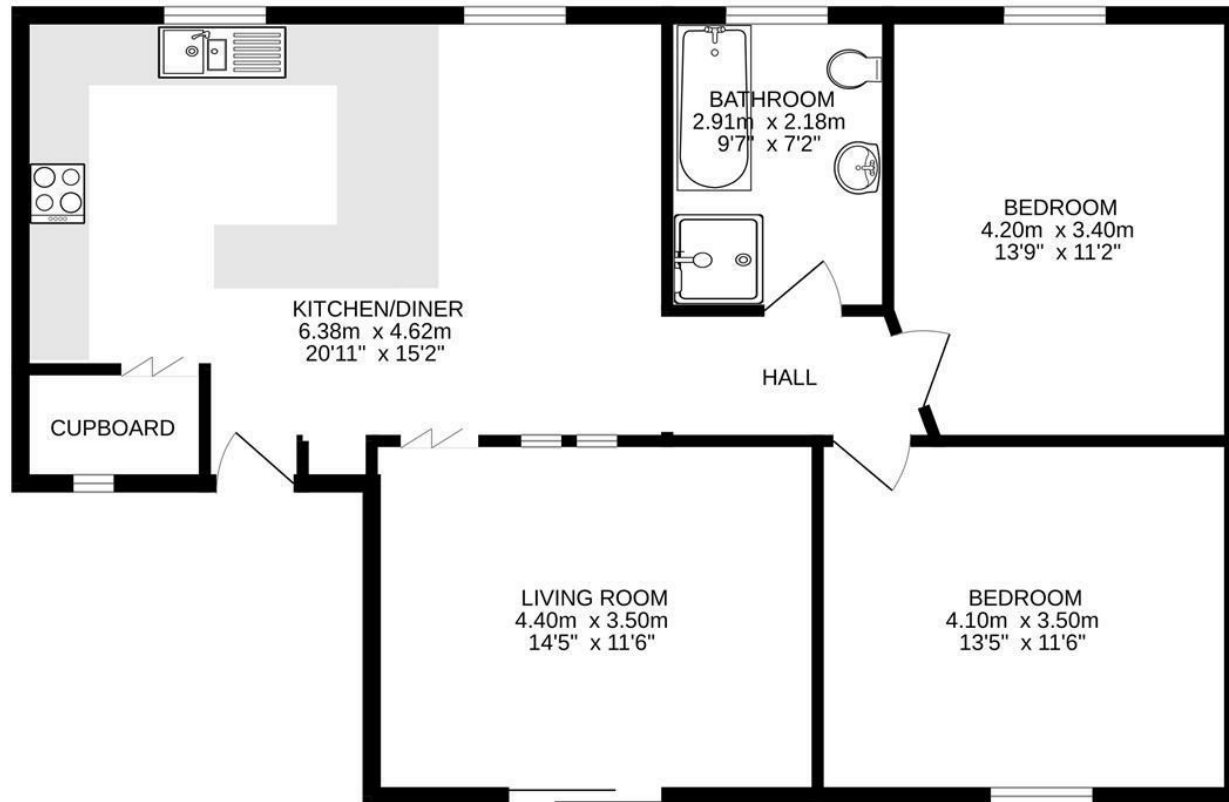
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

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.



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.

