

4 Mab Ha Broder  
Trewennack, Helston, TR13 0PQ











# 4 Mab Ha Broder Trewennack, Helston, TR13 0PQ

The quality of this new build property really catches your eye from the second you arrive. What really stands out is not only the size of the rooms but also the expanse of garden at the rear which is of excellent size. The layout flows very well, the wide entrance hall has storage and is light and airy having stairs leading to the first floor. The kitchen/diner offers a fantastic sociable space with French doors opening out onto the garden. French doors also open out to the garden from the cozy lounge.

The additional ground floor reception room is ideal as a study/play room or fifth bedroom if so required, perfect for guests as the cloakroom is nearby. Upstairs, having a large window on the half landing means that the light flows through. Four double bedrooms are on offer with the master having an en-suite. There is also a family bathroom. The garden is a blank canvass so ready for the imagination to go wild. The porcelain patio looks gorgeous and really finishes off the outside. The specification of this development is outstanding and one would hope that the discerning buyer recognises this. Offered for sale with no onward chain which is a real benefit in the current climate.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,  
**Tel: 01326 565016 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**Price -£549,800.**

**Location**

Trewennack is a small hamlet on the outskirts of Helston towards Falmouth. Helston town is a very short drive away and has an excellent range of supermarkets, shops, public houses, coffee shops as well as schools, churches and a sports centre.

**Accommodation**

Entrance Hall  
Cloakroom  
Study/Bedroom  
Kitchen/Dining Room  
Lounge  
First Floor Landing  
Bedroom One (En-suite)

Bedroom Two  
Bedroom Three  
Bedroom Four  
Bathroom

**Garage**

With electric door, power and light.

**Outside**

To the rear, the enclosed garden is laid to lawn and has a porcelain patio.

**Guarantee**

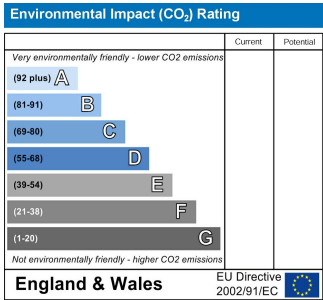
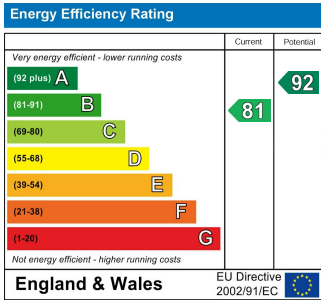
The properties are being sold with an NHBC guarantee.

**Service Charge**

We have been advised by our clients that the service charge for 2025 is currently £1,099.00 per year. It









will include the maintenance of the road, any communal areas and the maintenance of the sewerage treatment plant The management company will be responsible for collecting this payment. Full breakdown is available on request.

#### **Council Tax - Band D**

#### **Services**

Mains water, electricity. Air source heating. Private drainage via sewerage treatment plan.

#### **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 will inform you of the process once your offer has been accepted.

#### **Proof of Finances**

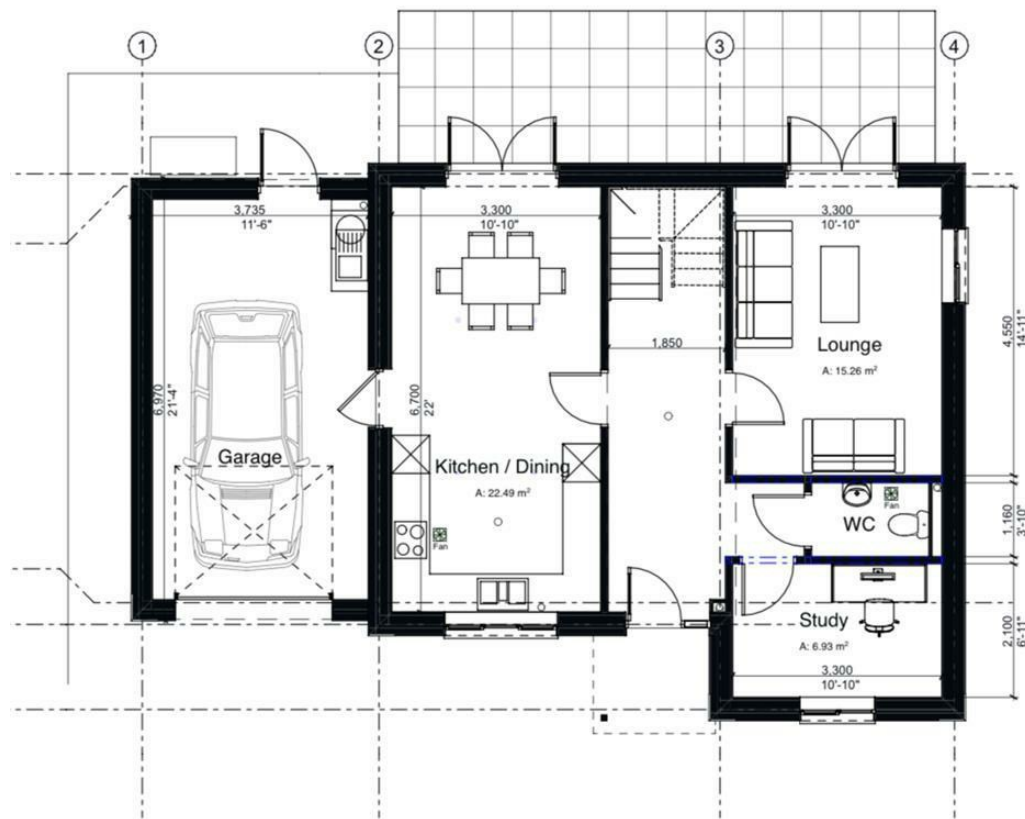
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

#### **Broadband & Mobile Phone Coverage**

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

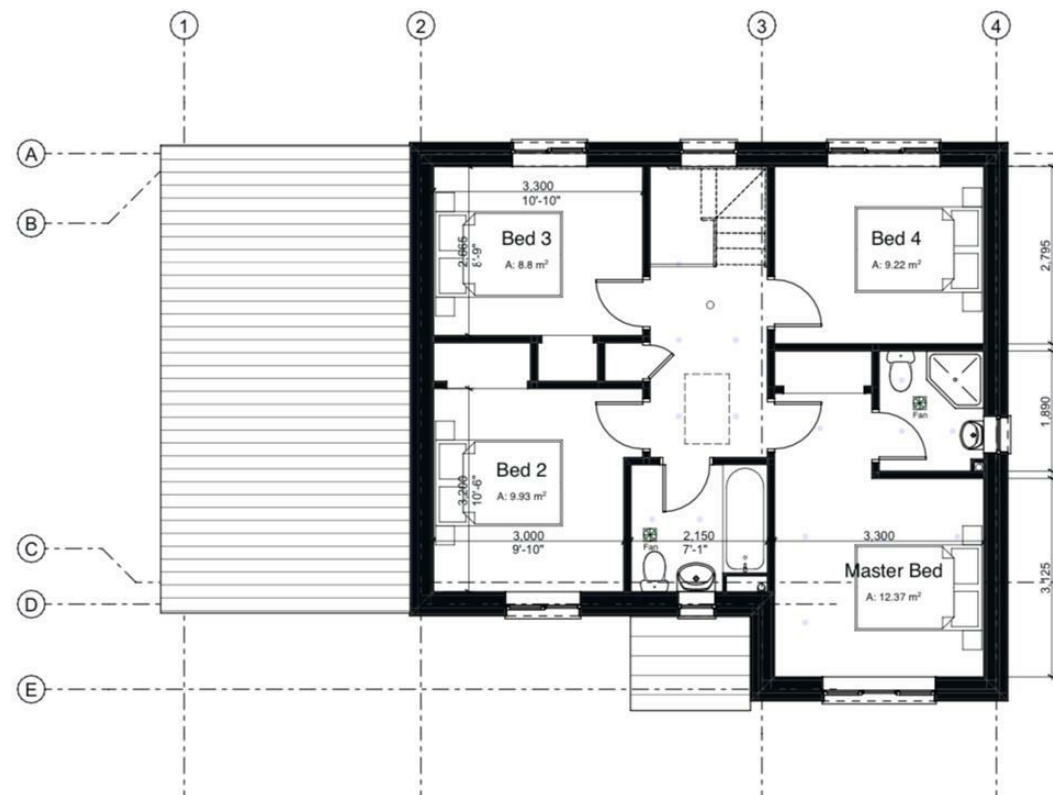






Ground Floor Level

1:100 2



First Floor Level

1:10

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.



