

31 Tenderah Road,  
Helston, TR13 8NT

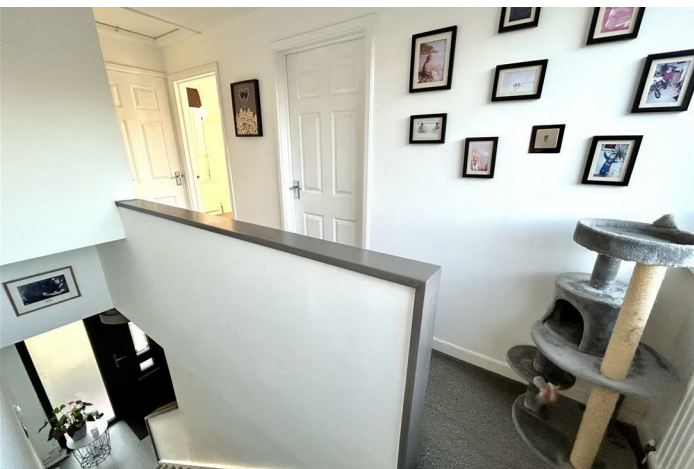
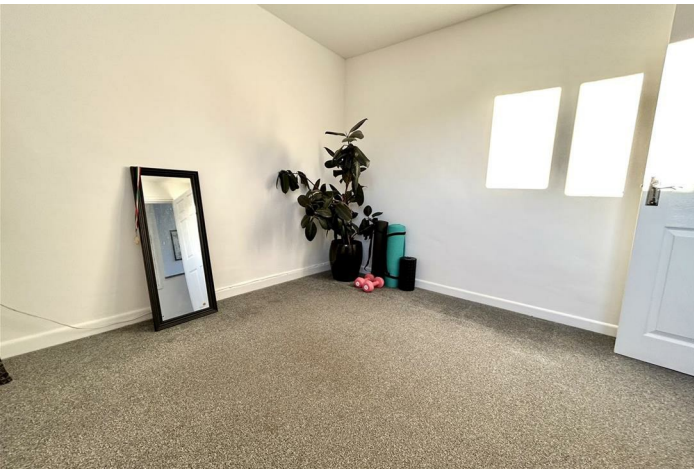




# 31 Tenderah Road, Helston, TR13 8NT

A superb opportunity to purchase this four bedroom link detached house situated in the highly favoured area of Tenderah Road in Helston. This impressive house has plenty of outside space with patio and decking to the rear, as well as parking to the front. The enclosed rear garden is attractively landscaped and faces West catching the sun in the afternoon and evening. Inside, the accommodation does not disappoint! The living room is of a good size, and offers an archway allowing an easy flow into the kitchen/diner. The kitchen is of an excellent size being extremely well fitted with ample kitchen units, built in appliances, and is topped with a granite worktop. The dining area provides plenty of space for a table and also has a patio door providing access into the rear garden, patio area and decking - perfectly positioned to pick up the late sunshine. The first floor provides a wide landing, family shower room and three bedrooms. The master bedroom is dual aspect, with plenty of room for storage. On the ground floor, there is spacious bedroom with en-suite bathroom.

We strongly recommend a viewing of this property to appreciate everything the living accommodation along with fantastic location for local schools and the town centre.



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

**Tel: 01326 565016 | [sales@thematherpartnership.co.uk](mailto:sales@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**Guide Price £400,000**

**Location**

Tenderah Road is within close proximity to local supermarkets, schools and the town centre this property offers a convenient location in Helston. 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 Hallway
- Living Room
- Kitchen/Diner
- Utility Room
- Bedroom One with En Suite Bathroom
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Shower Room

**Parking**

On the drive to the front of the property.

**Garage**

For storage only with light and power connected.





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			
		64	80
England & Wales		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		
England & Wales		EU Directive 2002/91/EC

## Council Tax Band - D

### Services

Mains water, drainage, gas and electricity.

### Broadband and 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/>

### Anti Money Laundering Regulations – Purchasers

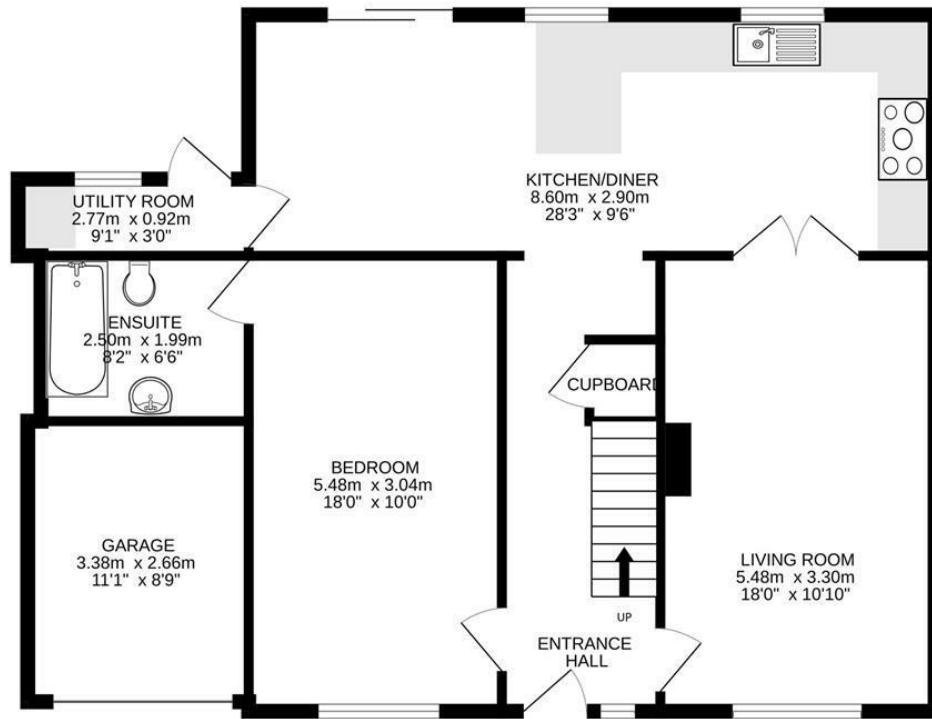
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### Proof of Finances

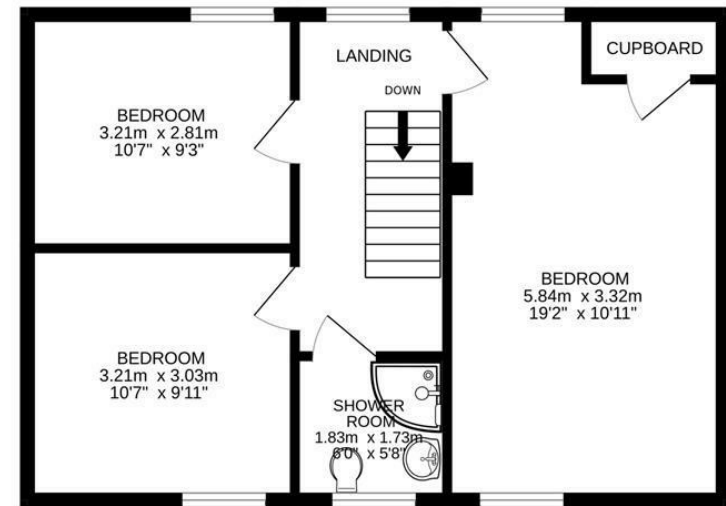
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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.  
 Made with Metropix ©2024

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.

