

88 Glenhaven Park  
Helston, TR13 8QA











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Enjoying a generous plot and a lovely tucked away position within the park this is a wonderful choice for anyone seeking for a peaceful retirement home. The property itself is warmed by LPG gas central heating and offers light flooded semi open plan living space comprising of a dual aspect lounge which opens into a dual aspect kitchen. The accommodation is completed by a bedroom with modern fitted storage and a shower room. The park home sits within spacious gardens which are enclosed and have been laid to astro turf for ease to the front and side with the rear offering a big patio and further gravelled seating areas as well as a large timber shed and additional storage shed. The property enjoys a convenient location being well placed for access to the town centre as well as local amenities. Available immediately with vacant possession and no onward chain to buyers over the age of 50. This is the perfect home for a couple or individual looking for a peaceful and relaxing lifestyle.



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

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**Guide Price - £65,000**

**Location**

Glenhaven Residential Park is a gorgeous over 50's Park Home development, situated in Helston at the northern end of the Lizard Peninsula approximately 12 miles east of Penzance and 9 miles south-west of Falmouth.

The bustling market town of Helston hosts a mixture of Georgian and Victorian architecture. An outstanding feature at the end of Coinagehall Street is The Monument, which was built in 1834 in the memory of Humphry Millet Grylls, a local banker and solicitor whose actions kept open the local tin mine and saved 1200 jobs.

Glenhaven Park is on the doorstep of Porthleven, a charming fishing harbour and world class surf break. A little further along the coast, towards Penzance, Praa Sands is a beach with a mile of sand, quality surf and all year lifeguards.

There are several good restaurants in the area and many country pubs serving meals in the villages around. Helston is the gateway to the Lizard peninsula and to the Helford River. A trip through the Helford valley is an opportunity to visit some beautiful villages such as St Anthony in Meneage and Helford Village.

**Accommodation**

Entrance Hallway  
Semi Open Plan Living Space - maximum overall measurements 15'6 x 11'5  
Kitchen Area - 12'1 x 6'  
Lounge Area - 9'6 x 9'5  
Bedroom - 9'10 x 7'2  
Shower Room - 6'10 x 4'2

**Outside**

The property enjoys a generous plot with spacious gardens that have been designed to be low maintenance. To the front and side of the property there is an attractive area of astro turf whilst to the rear a large patio and further gravelled seating areas as well as an additional enclosed area used by the previous occupant for storage. Adding to the convenience is a large timber shed as well as a further smaller storage shed. The gardens are gated and enclosed.

**Services**

Mains electricity, water and drainage. LPG Gas fired central heating.

**Council Tax Band A**









**Agents Note**

Prospective purchasers should be aware that this property currently has a ground rent of £207.84 per calendar month. We would advise any purchaser to check these figures with the site owner prior to any purchase.

**Agents Note Two**

Please also be aware that on re-sale of the park home 10% plus VAT of the sale price is payable to the site owner.

**Agents Note Three**

The property is being sold as part of a deceased estate. The executor is unable to supply information about the property so buyers must rely on their own enquiries.

**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**

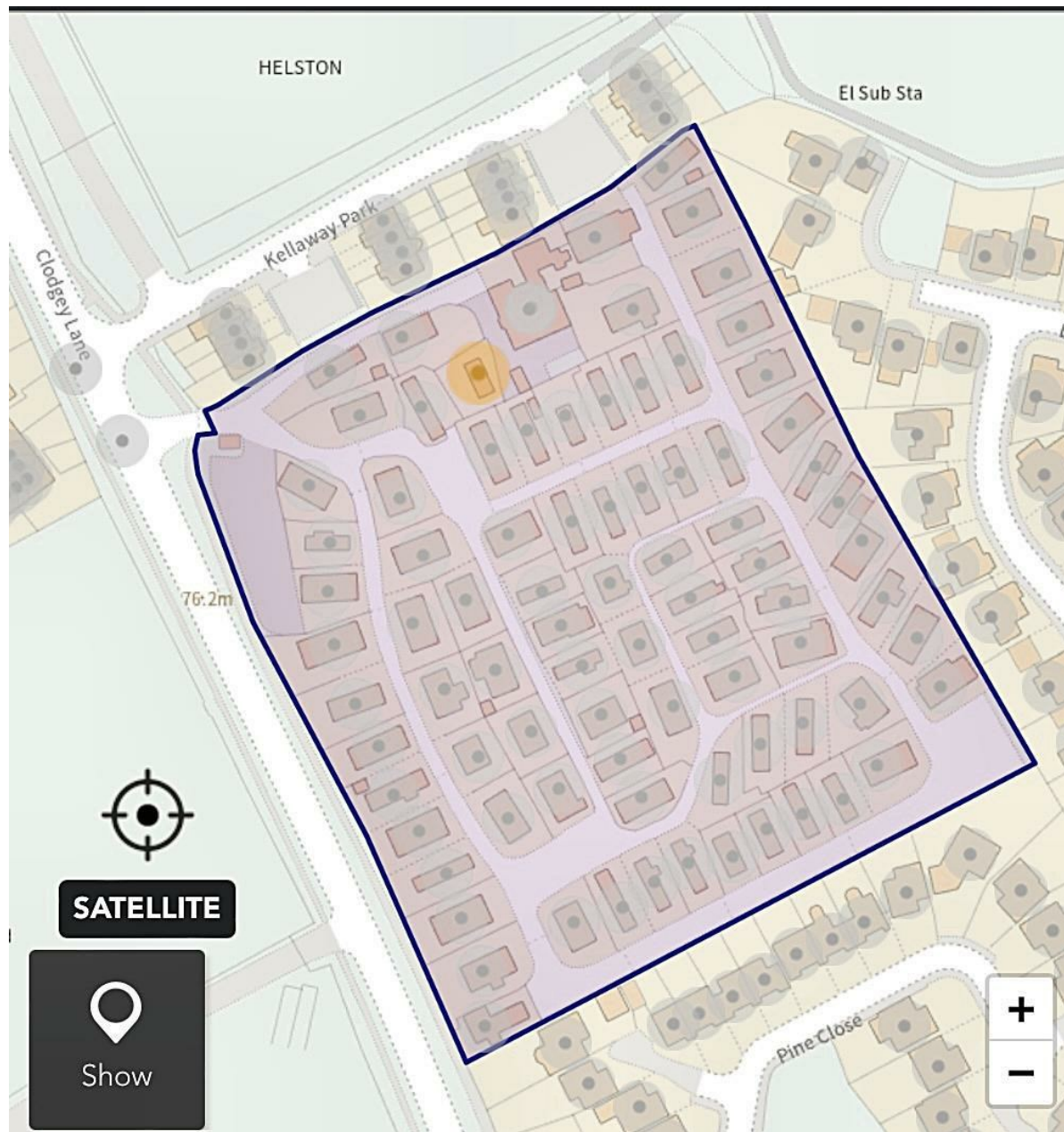
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**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/>







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.



