

86 Gweal Wartha, Helston, TR13 0SX

  
**MATHER**  
PARTNERSHIP  
01326 565016  
thematherpartnership.co.uk  
**FOR SALE**





# 86 Gweal Wartha, Helston, TR13 0SX

Welcome to this charming two bedroom property in a popular residential area offering a perfect blend of modern style, functionality, and access to countryside walks. As you step inside, you'll be captivated by the spacious living room. The kitchen has been thoughtfully designed and equipped with stylish worktops and clever storage solutions ensure that everything has its place, keeping the space organized. Beyond the kitchen, you'll discover a conservatory, providing a cosy and inviting space for relaxation and entertainment. Whilst the first floor offers two generous bedrooms and a modern bathroom. One of the highlights of this home is the seamless connection between the kitchen and an attractive low-maintenance enclosed garden. Step outside, and you'll find a serene outdoor space perfect for al fresco dining, pottering, or simply enjoying the fresh air. The garden provides a peaceful retreat and works as an extension of the living space, ideal for relaxing or possibly hosting a gathering with friends. Convenience is key, as the property has allocated parking, ensuring that your vehicles are always accommodated. This home provides easy access to schools and amenities. Whether you're a couple looking for a stylish and comfortable home or looking at an investment, we are sure you will be delighted with this property.



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 £225,000**

**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 Hallway

Living Room

Kitchen

Conservatory

Bedroom One

Bedroom Two

Bathroom

**Garden**

A garden to the front and rear.

**Parking**

To the front of the property is one allocated space, and one space shared with one other property.

**Services**

Mains gas, electricity, drainage and water.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		73	
(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 <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 - B

### 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/>

### Agents Note

The vendor has advised us that all the windows are due to be replaced.

### Anti Money Laundering Regulations – Purchasers

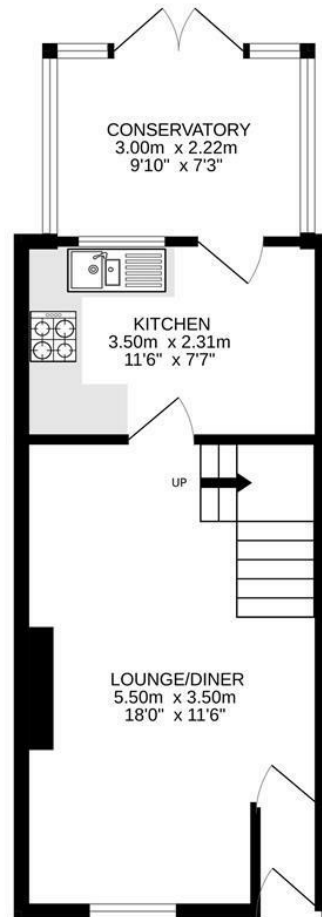
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### Proof of Finances

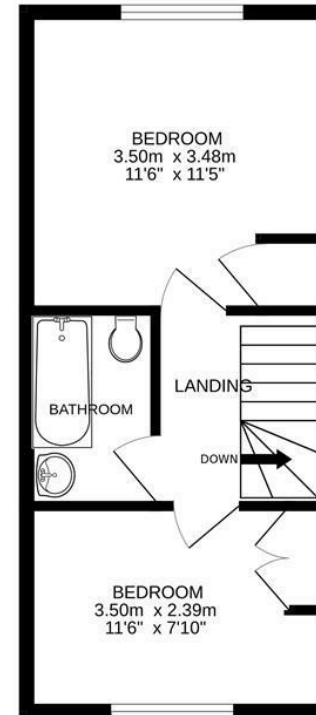
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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.  
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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.

