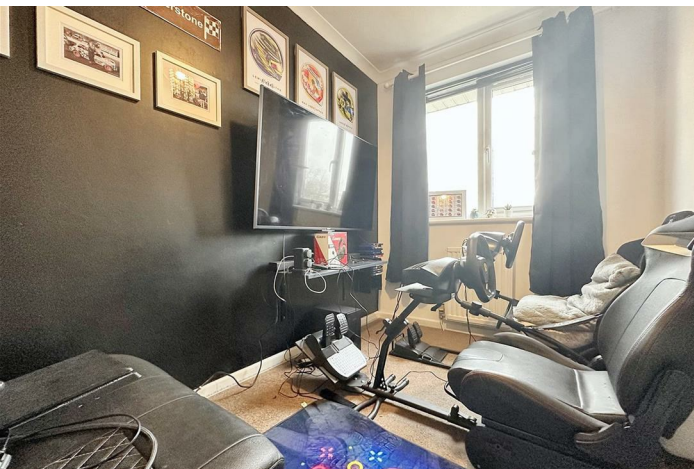


30 Manor Close
Helston, TR13 8LX







30 Manor Close Helston, TR13 8LX

Situated in the sought after residential area of Helston, this delightful three bedroom end of terraced house offers comfortable living in a convenient location. Situated within close proximity to local schools, shops, and the town centre, it's an ideal home for a range of needs. The heart of this home is the open plan kitchen/dining/living room. With ample space, it's perfect for hosting gatherings and interacting with friends and family. Adjacent to the living area, you'll find a useful sunroom. This light filled space provides additional seating and is an ideal spot for relaxing on summer evenings. Upstairs, you'll find a family bathroom and three well proportioned bedrooms. Both the front and rear gardens have been cleverly landscaped for ease of maintenance allowing you to sit back and relax.



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

Tel: 01326 565016 | sales@thematherpartnership.co.uk | www.thematherpartnership.co.uk

GUIDE PRICE £265,000

Location

Manor Close is a desirable residential area located on the North side of the town. Helston boasts many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. The town has a leisure centre with a swimming pool and large gym and many amenity areas including the boating lake and the beautiful National Trust Penrose Woods. The property is a short drive from the stunning Lizard Peninsula and within a 10 minute drive of the thriving harbour and coastline at Porthleven. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

Accommodation

Entrance Porch
Open Plan Lounge/Diner/Kitchen

Sun Room
Stairs to First Floor Landing
Bathroom
Bedroom Two
Bedroom One
Bedroom Three

Outside

There is a low maintenance enclosed rear garden which has been gravelled with a raised decked area. There is also a large shed providing useful storage.

Garage

In a block with an up and over garage door.

Services

Mains gas, electricity, water and drainage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(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

Council Tax Band- B

Broadband and Mobile 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

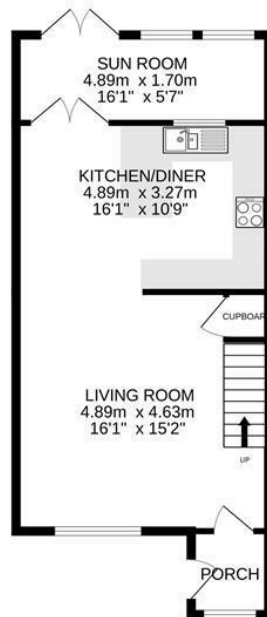
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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.
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MATHER
PARTNERSHIP