

68 Tenderah Road Helston, TR13 8NT







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Welcome to this three bedroom detached bungalow which is nestled away in a sought after residential part of the town yet still convenient for the town centre and local amenities. For families with children, the proximity to an excellent primary and secondary school is a notable advantage and being sold with no onward chain is another. The spacious living accommodation comprises a hallway, shower room, two doubles and a single bedroom, a kitchen, lounge and a dining room which is accessed from the kitchen. The garage is a handy storage area and there is also parking at the front on the shared driveway. The garden offers a good degree of privacy and is enclosed which is great for dogs and children. Perfect family or retirement home.



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

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OFFERS IN EXCESS OF £350,000

LOCATION

Situated in a popular residential location within easy reach of Helston Community College as well as the town centre. Helston 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. Helston is famed for its historic Flora Day celebrations on 8 May 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. Helston is widely regarded as the gateway to the stunning Lizard Peninsula and is within a 10 minute drive of the thriving harbour and coastline at Porthleven offering an array of shops and good quality restaurants as well as world class surf. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

ACCOMMODATION

Entrance Hallway

Shower Room

Lounge

Dining Room

Kitchen

Bedroom One

Bedroom Two

Bedroom Three

OUTSIDE

The garden is laid to lawn and paving. Enjoying a good degree of privacy and planted with a range of shrubs.

GARAGE

With up and over door. Power connected,

PARKING

A shared driveway provides parking in front of the garage.





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			
		55	80
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 - D

SERVICES

Mains water, electricity, gas and drainage.

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

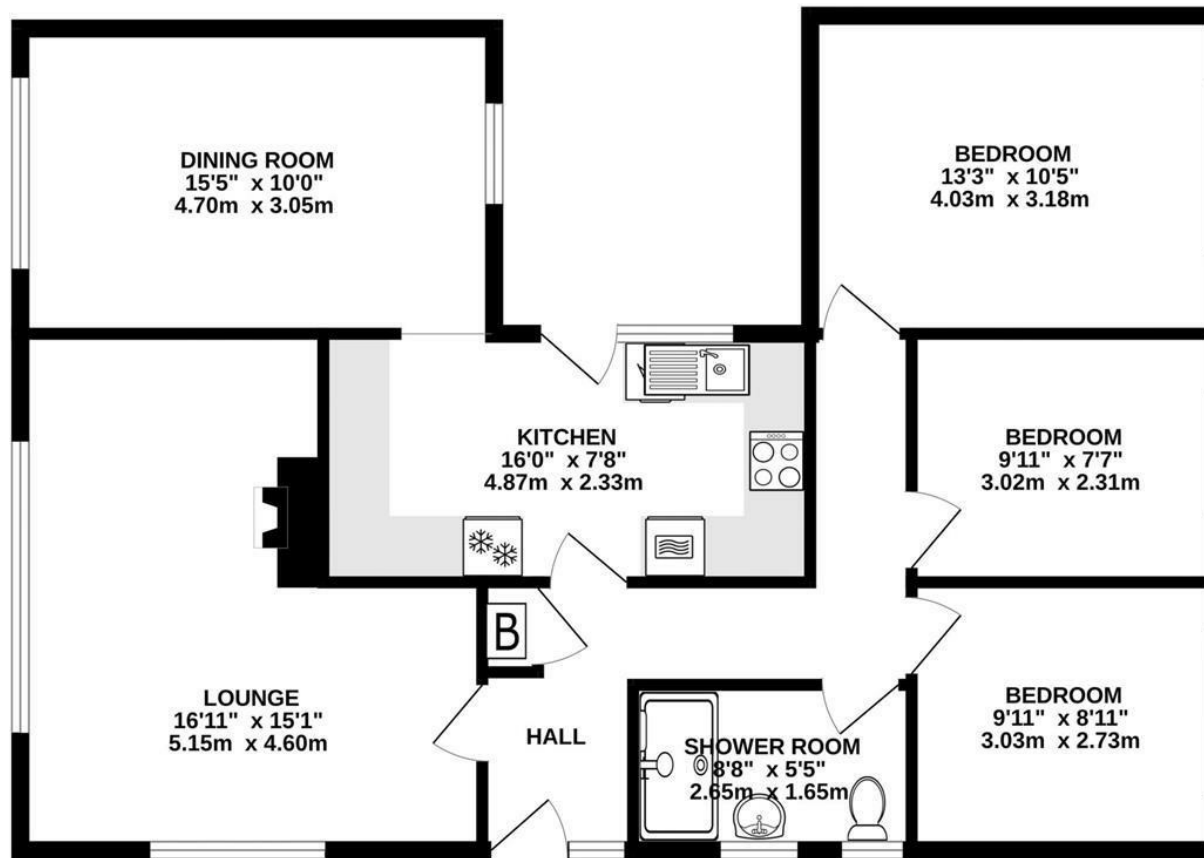
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE – PURCHASERS

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

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.



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FOR SALE

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