



12 Forth Gwedhen
Helston, TR13 8FL







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This three bedroom semi detached home is located on the hugely popular Trenethick Fields estate. Offering a fantastic opportunity for someone to buy their next family home, the property would benefit from some modernisation throughout but offers spacious accommodation ideal for families looking for a property they can put their own stamp on. Step into the entrance hallway which includes the cloakroom and has space to store coats. The living room is a great space, and has large windows overlooking the front of the property. The kitchen is a really good size and has plenty of space for a dining table as well as lots of cupboard and worktop space, and access to the rear patio. Upstairs there is a family bathroom and three good size bedrooms, with an en-suite shower room to the master. Outside, to the front of the property is a small low maintenance area, with access to the garage. The rear garden is a real feature having a patio, decked area and currently raised beds, which could easily be made into a spacious lawned area. Coming to the market with no onward chain.



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

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

Guide Price £325,000

Location

Being within close proximity to local supermarkets and the town centre this property offers a convenient location on the outskirts of 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 Hall
- Cloakroom
- Lounge
- Kitchen/Diner
- Bedroom One with En Suite
- Bedroom Two
- Bedroom Three
- Bathroom

Garage

A single garage with light and power connected.

Garden

A secure rear garden with patio, decking area and raised beds.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		76	
(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 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 C

Services

Mains electricity, gas, water and drainage.

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/>

Proof of Finances

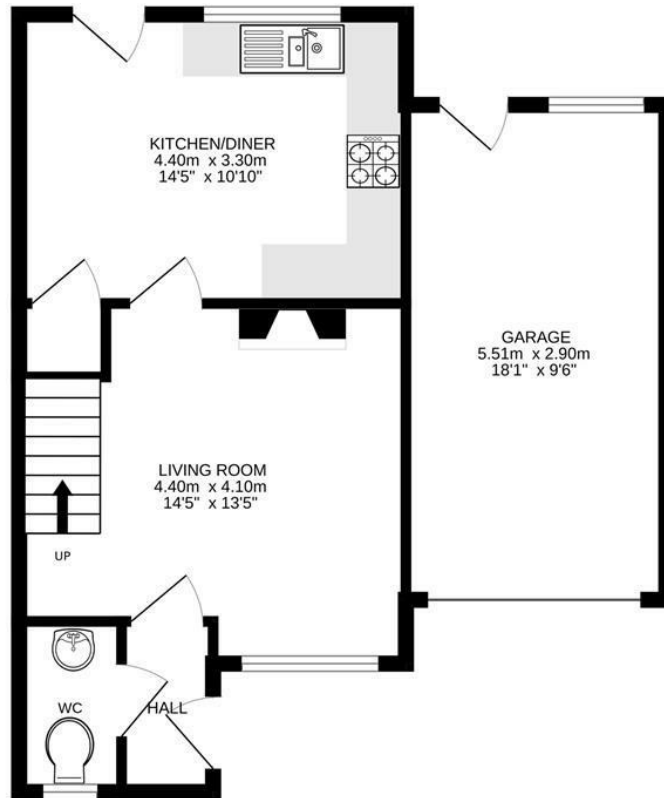
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Anti Money Laundering Regulations - Purchasers

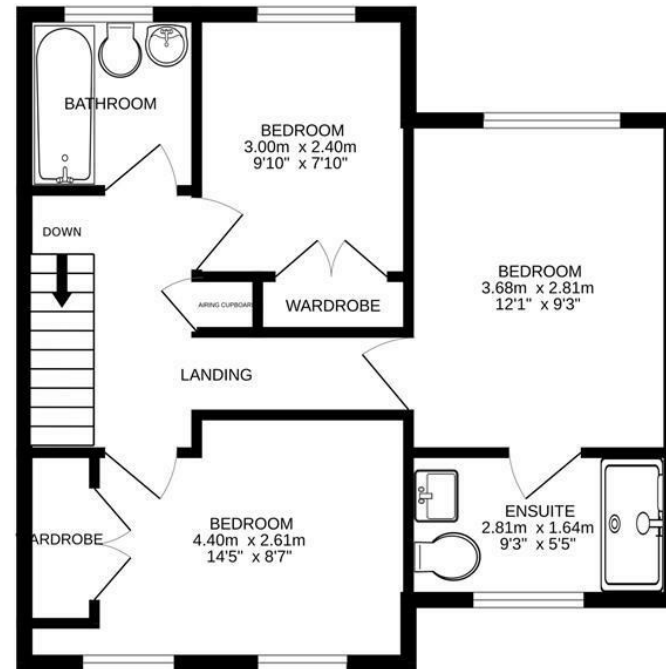
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.



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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