

1 Gweal An Gears Helston, TR13 8RN







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Nestled in a secluded spot, just a stone's throw away from the town centre, this two bedroom semi-detached cottage offers a unique blend of tranquillity and convenience. As you step through the front door, you are welcomed into a cosy living room with original features such as wooden beams and an exposed stone wall with a log burner add a touch of rustic charm to the space. Adjacent to the living room is the kitchen, designed to foster a social environment. It's the perfect place to cook and converse, making meal preparation a joy rather than a chore. The living room also opens up to a conservatory, a versatile space that can be tailored to your needs. Whether you need an additional seating area, an office or a quiet spot to read, the conservatory is a valuable addition to the home. One of its standout features is the exposed well, a unique element that is sure to be a conversation starter. Upstairs, the property boasts two bedrooms and a modern shower room, providing all the comforts of contemporary living. Outside, a low maintenance patio area offers the perfect spot for al fresco dining or relaxing in the sun. A fantastic first time buy or investment opportunity that is being sold with no onward chain and an early appointment to view is advised.



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

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GUIDE PRICE £185,000

Location

Helston and the surrounding nearby areas boast 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.

Helston is famed for it's 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, this property is perfectly situated for Flora Day being on the route for the early morning dance and just moments from the town centre.

Accommodation

Open Plan Living Room/Kitchen
Conservatory
Stairs to Landing
Bedroom Two
Shower Room
Bedroom One

Outside

To the front of the property there is a low maintenance patio area.

Services

Mains water, drainage and electricity.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		24	
(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- A

Agents Note

Our client has informed us that the property enjoys right right of access over the pedestrian path to the property.

Broadband and Mobile Phone Coverage

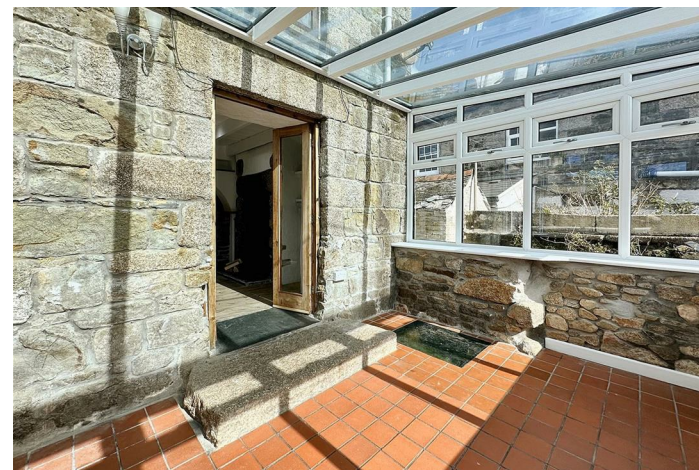
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

Anti Money Laundering Regulations - Purchasers

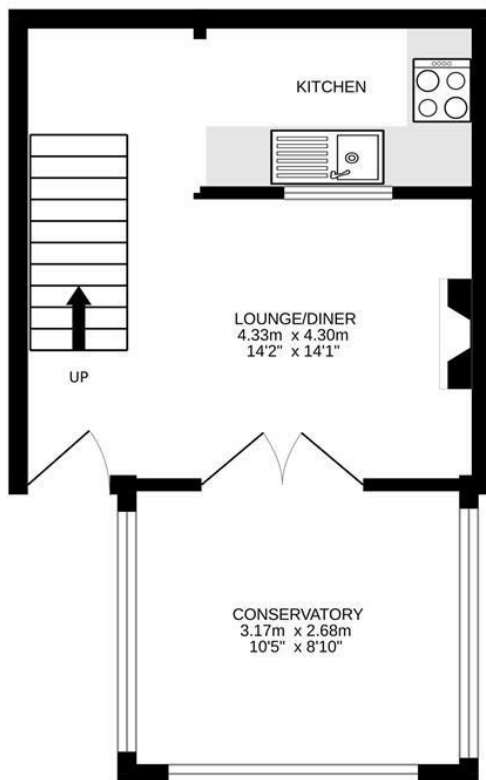
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances- Purchasers

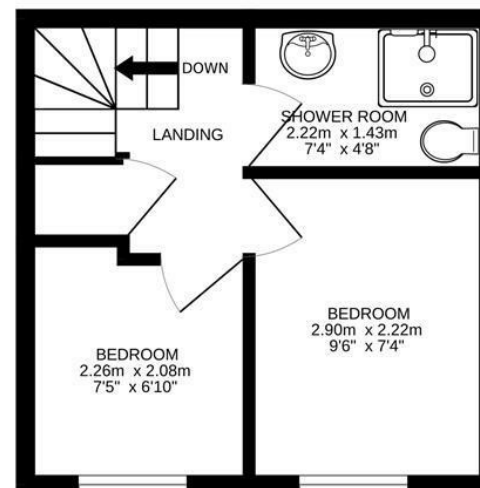
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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.

