

8 Gwelmeneth Helston, TR13 8JH







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Welcome to this super two bedroom property offering spacious accommodation and features that exceed expectations.

Upon entering, you'll be greeted by a generously sized ground floor boasting a comprehensively fitted kitchen equipped with high quality Neff appliances. The large lounge/dining room is perfect for entertaining guests or enjoying family gatherings. Additionally, a conservatory accessible from both the lounge/dining room and kitchen provides a tranquil space to relax and overlook gardens and offers further versatility to the accommodation. Completing the ground floor is a convenient cloakroom. Moving to the first floor, you'll find two double bedrooms offering ample space for rest and relaxation. The master bedroom is further enhanced by an en-suite shower room, providing a touch of luxury and privacy. A family shower room serves the additional bedroom, ensuring comfort for all residents. The property enjoys a lovely garden to the rear, featuring a decked area ideal for outdoor dining, a gravelled area, and a lower lawned garden complemented by a useful shed. Surrounded by green spaces to the side and rear which families with children or pets will appreciate, the property also enjoys an attractive outlook from the rear aspect.

Conveniently located close to local amenities including schools and the town centre, this home offers easy access to everyday conveniences. Presented with vacant possession and no onward chain, seize the opportunity to make this home your own.



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

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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. This property is situated on the outskirts of the town centre and perfectly placed to enjoy Flora Day! 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. 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 restuarants 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

Hallway

Cloakroom

Kitchen

Lounge/Dining Room

Conservatory

Master Bedroom with en-suite

Bedroom Two

Family Shower Room

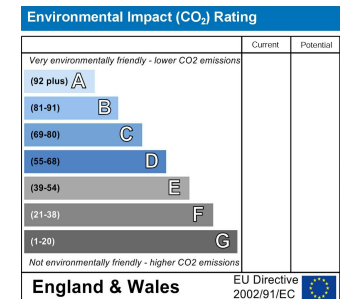
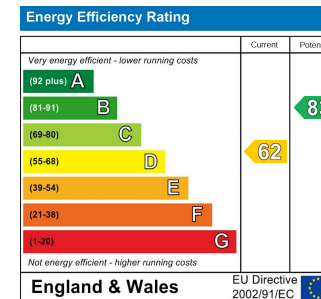
Outside

The gardens are a real feature of the property offering a lovely safe and enclosed space in which to relax or entertain. There is a decked seating area to the immediate rear of the property with a gravelled drying area below this and a further garden area with lawn and useful shed. The property is surrounded by a green area perfect for those with children or dogs that would benefit from additional outside space.

Parking

The property enjoys an allocated off road parking space.





Agents Note

The property is being sold to close an estate and the executors have no personal knowledge of the property - buyers must rely on their own enquiries.

Services

Mains Water, Drainage, Electricity and Mains Gas Central Heating.

Council Tax Band A**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

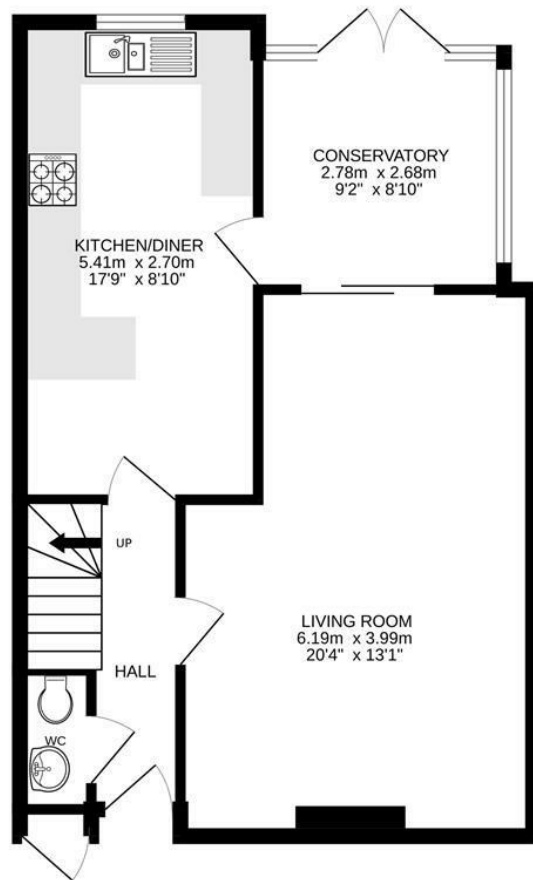
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

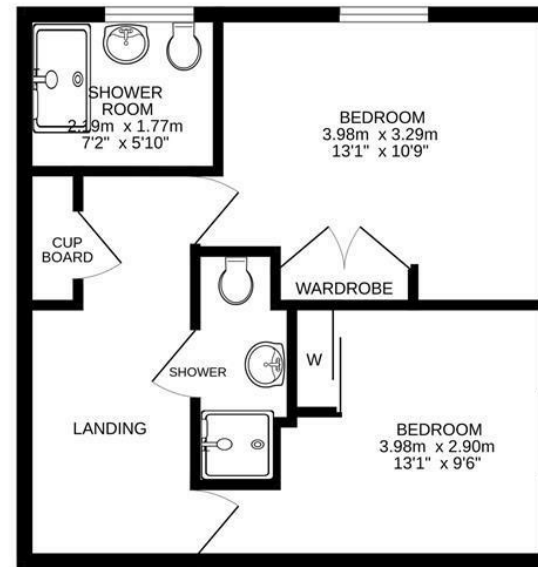
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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.

