

42 Osborne Parc  
Helston, TR13 8PA







# 42 Osborne Parc Helston, TR13 8PA

Welcome to this super bungalow nestled in a hugely sought after part of town, offering serene countryside views from the front that stretch as far as the eye can see. Situated conveniently close to the town centre, yet enjoying the tranquility of its surroundings, this property is a haven for those seeking both convenience and peaceful living.

Step inside to discover a generously proportioned and light lounge, boasting two windows that frame the views of the Cober Valley. With ample space for relaxation and entertainment, this room sets the tone for comfortable living.

The ground floor accommodation further comprises two spacious double bedrooms, one of which also enjoys the rural views, perfect for unwinding after a long day. The family bathroom and separate toilet provide convenience for the family.

The heart of the home, the spacious kitchen breakfast room, presents an exciting opportunity for the new owners to tailor-make their dream culinary space. Adjacent to the kitchen is a useful side porch, ideal for storing outdoor gear or muddy boots after exploring the nearby wooded riverside walks through the Cober Valley.

Ascend to the first floor, where the master bedroom awaits, complete with an en-suite shower room boasting a large shower, the perfect evening retreat. Additionally, a versatile room serves as the perfect home office, catering to modern-day living requirements.

Externally, a driveway leads to the garage, providing ample parking space. The front lawn and further spacious rear garden, which enjoys a good degree of privacy, offer ample opportunity for outdoor leisure activities and al fresco dining on the patio during warm summer evenings.

Offered with no onward chain, this property presents an enticing prospect for both families and retired couples alike, promising the creation of a wonderful home in a coveted location. Don't miss the chance to make this bungalow your home.



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

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**Guide Price - £375,000**

**Location**

Osborne Parc is a sought after residential area enjoying rural views and close within walking distance to riverside walks through the Cober Valley. Conveniently placed for access to local amenities to include Parc Eglos Primary School and Helston Community College, the property is also on the town service bus route. 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**

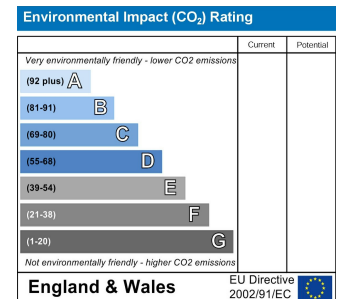
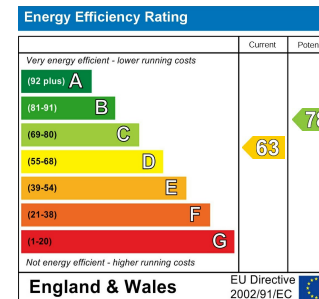
Step inside and find yourself in a hallway with stairs rising to the first floor and doors offering access to ground floor accommodation. The lounge is situated to the front of the property, a lovely large light and

airy room with two windows perfectly placed to enjoy the far reaching rural views and stunning sunsets. There are two spacious double bedrooms, one to the front of the property again enjoying the fabulous views and the other situated to the rear over looking the garden, both bedrooms are served by the family bathroom with a practical separate toilet. The heart of the home is the kitchen breakfast room, a generous room with plenty of storage and space for a table, whilst perfectly serviceable this room presents a wonderful opportunity to design and create your dream kitchen. A useful porch to the side completes the accommodation on this floor. The first floor offers the master bedroom with restricted head height in places and access to eaves storage with a spacious en-suite featuring a large shower. The first floor also offers a further useful room perfectly suited as a home office for those needing to work from home.

**Outside**

Arrive and pull up on the driveway providing parking for several vehicles and leading to the garage. There is a lawned garden to the front whilst the main gardens lie to the rear, mostly laid to level lawn but also offering a patio perfect for summer barbecues. The rear gardens are sheltered and enjoy a good degree of privacy.





### Services

Mains electricity, drainage and water, mains gas central heating. Council Tax Band C.

### 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

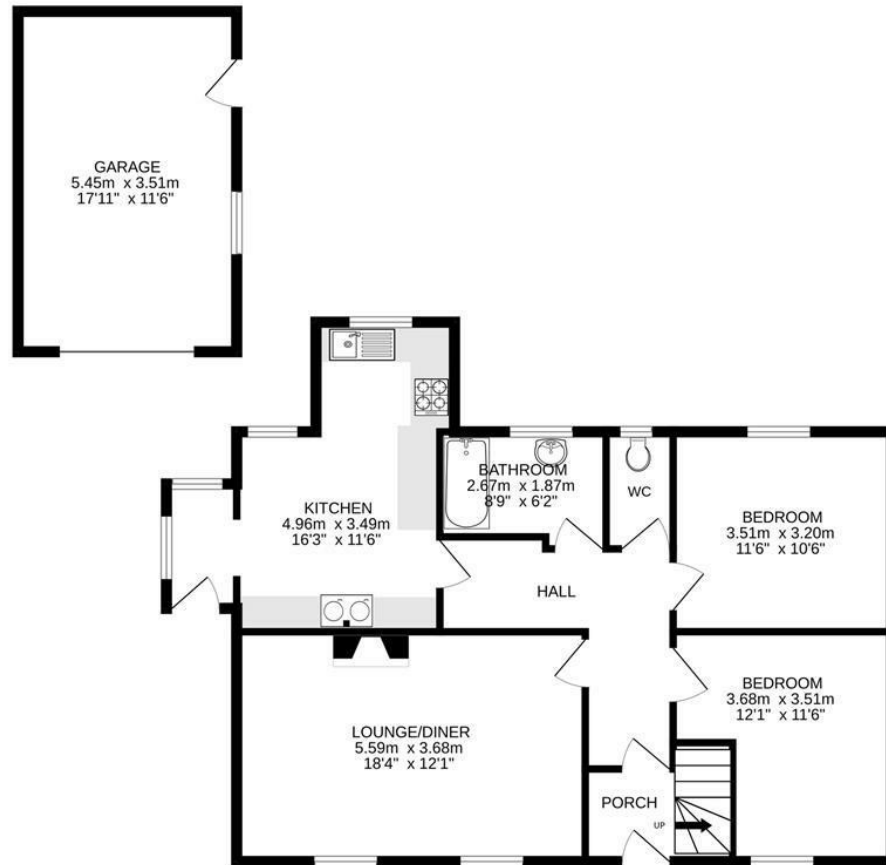
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

### Broadband & Mobile Phone Coverage

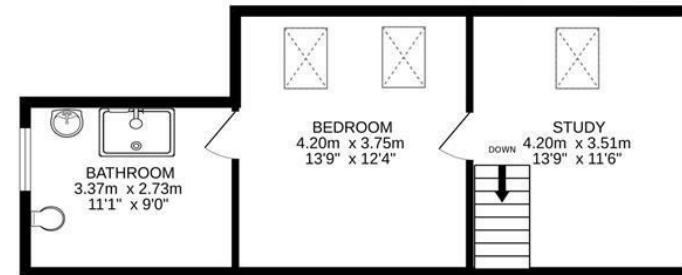
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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