

6 Kew Hal An Tow
Helston, TR13 8GX





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Situated in a tucked away position yet within a short walk of the town centre and surrounding amenities, this two bedroom semi detached house has been meticulously finished to a modern standard throughout, offering a contemporary living experience. The open plan design enhances the social setting, with the kitchen seamlessly flowing into the lounge area. This allows you to be involved in all the conversations while you prepare dinner, creating a warm and welcoming atmosphere for friends and family. The side window and rear patio door floods the living space with natural light, making it an inviting and bright room. As you make your way upstairs, you'll find two generously sized double bedrooms, providing ample space for relaxation and rest. The bathroom has been finished to a high standard, complete with modern fixtures and fittings. The exterior of the property offers a low maintenance lifestyle. As you step out through the patio doors, you are greeted by a decked and patio area, ideal for outdoor dining and entertaining. Steps lead down to an AstroTurf lawn, ensuring year round greenery without the hassle of maintenance.



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

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GUIDE PRICE £250,000

LOCATION

The property is situated just a stones throw from the heart of the historic market town of Helston. Helston is a traditional town which now offers a wide range of day to day facilities including shops, pubs, restaurants and major super markets. There are several Primary Schools and a large Secondary School with provisions for further education. Close by and within walking distance of this property is the Coronation Lake and Penrose walks, Helston also offers access to the nearby Lizard Peninsular with stunning walks along the south west coastal path and access to many beaches including Kynance Cove.

ACCOMMODATION

Entrance Hallway
Cloakroom
Open Plan Kitchen/Living Room
Stairs to Landing

Bedroom One
Bathroom
Bedroom Two

OUTSIDE

To the front of the property is a hard landscaped area that in turn leads to the side aspect, which has space for a shed, opening up to the rear garden which has a decked area to the front with steps down to an astroturf lawn.

PARKING

The property has the benefit of one allocated parking space.

AGENT'S NOTE

Prospective purchasers should also be aware that the residents of Kew Hal An Tow will have an emergency escape route to the side of No 6 out over the neighbouring property.

SERVICES

Mains, water, electricity, gas and drainage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		82	
(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			99
(81-91) B		86	
(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	

SERVICE CHARGE

The vendor has informed us that there is an annual service charge of £383.40 to cover maintenance of the communal areas.

COUNCIL TAX BAND- B**BROADBAND AND MOBILE 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

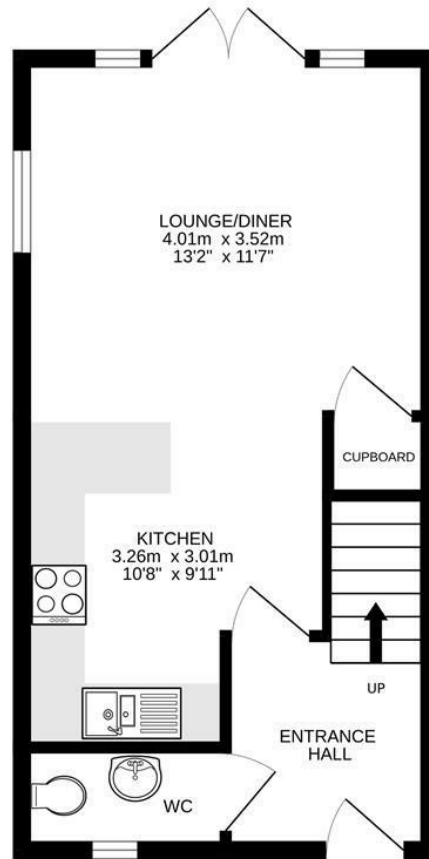
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - PURCHASERS

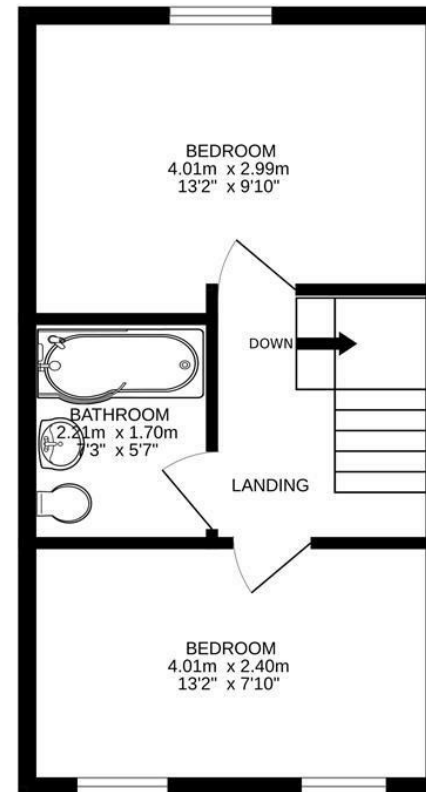
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



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.

