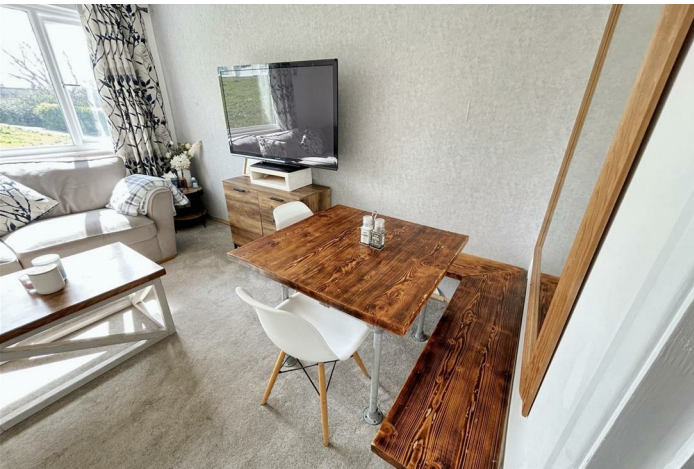


5 Broad Walk
Helston, TR13 0DJ







5 Broad Walk Helston, TR13 0DJ

A superb opportunity to purchase a three/four bedroom end of terrace house situated close to town and local schools, with an outlook over a fantastic green to the front.

There is plenty of outside space with a low maintenance layout, along with some great views over The Cober Valley. Inside, under our vendor's ownership the property has been totally refurbished to make an attractive and comfortable home. The lounge is light and spacious, and offers plenty of room to make a relaxing environment. To complete the downstairs, there is a fourth bedroom/dining room accessed from the lounge. There is a well appointed kitchen which is of a good size being well fitted with ample kitchen units, and built in appliances. The first floor provides two double bedrooms, and a single bedroom along with a family shower room. There is parking to the rear, and in front of the single garage in a nearby block. We strongly recommend a viewing of this property to appreciate everything that is on offer.



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

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

Offers in excess of £250,000

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 its 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
Living Room

Bedroom Four/Dining Room (accessed from the living room)

Kitchen

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Garden

To the rear, laid to lawn, and with a large deck and pedestrian access.

Parking

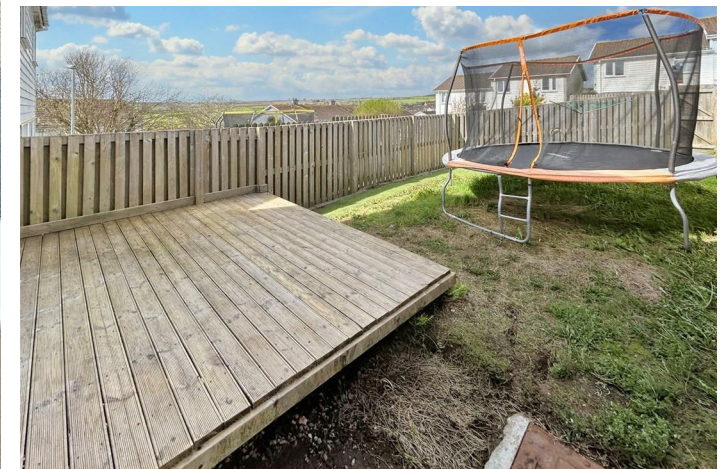
In front of the garage, and outside the rear garden.

Garage

A single garage in a block, with a recently replaced roof.

Services

Mains water, drainage, electric and gas.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	83
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 - B

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/>

Anti Money Laundering Regulations – Purchasers

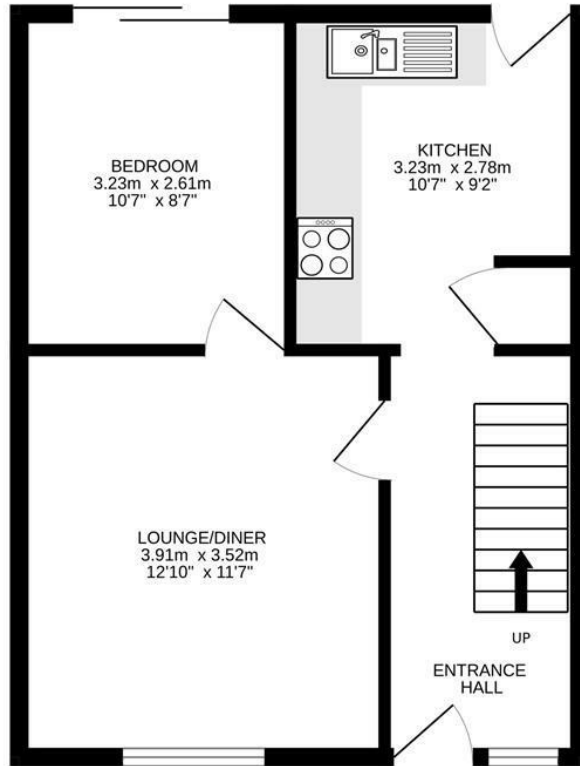
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

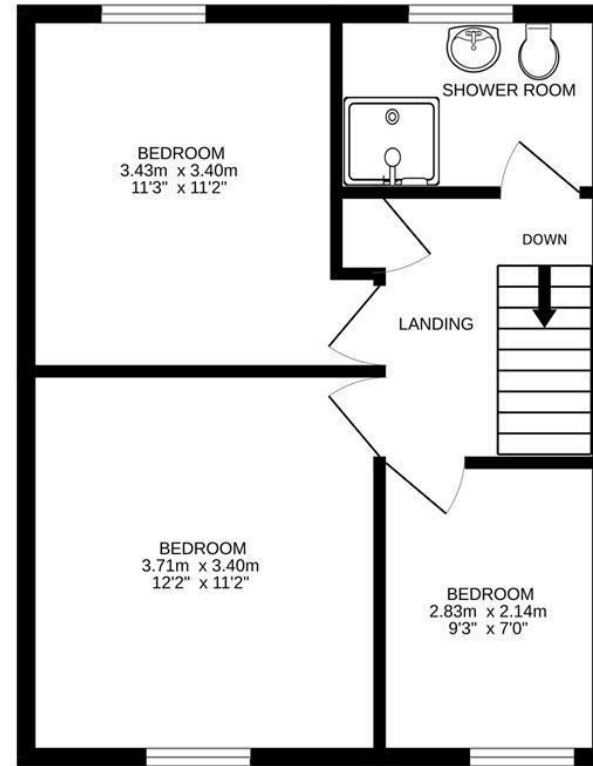
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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.

