

26 Penmere Close
Helston, Cornwall TR13 8UU





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BEING SOLD WITH NO ONWARD CHAIN!!!! This three bedroom link semi-detached property is nestled in a sought after residential area on the fringes of Helston. It boasts stunning views over The Cober Valley and is conveniently located close to local amenities. As you step inside, you are welcomed by an entrance porch perfect for removing dirty shoes keeping the rest of the home clean which leads to a comfortable lounge with a fire place. The spacious spacious kitchen/diner is the hub of the home and provides a great social environment. It also features patio doors that open out to a enclosed rear garden allowing you to enjoy indoor/outdoor living.. Ascending to the first floor, you will find three well appointed bedrooms and a bathroom. The property benefits from gardens at the front and rear, which are predominantly laid to lawn and mature shrubs. Adding to its appeal, there is a driveway to the side of the property that offers off-road parking and leads to a single attached garage. A viewing is highly recommended!!



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

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OFFERS IN EXCESS OF £260,000

Location

Penmere Close is a highly regarded residential area within Helston and this property enjoys a particularly nice location within the development enjoying an open rural view. There is nearby access to beautiful countryside walks and the property is conveniently situated on the town bus service route which includes stops at Tesco as well as the Town Centre. 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. This 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

Entrance Porch

Living Room

Kitchen/Diner

Stairs to First Floor Landing

Bathroom

Bedroom Two

Bedroom One

Bedroom Three

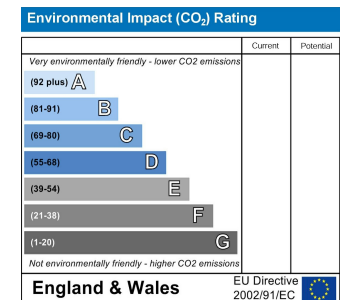
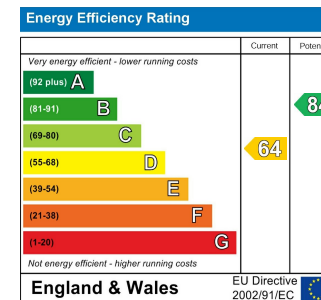
Garden

The enclosed enclosed tiered rear garden is mainly laid to lawn allowing you take take in the countryside view from the top. There is also a patio area ideal for outdoor seating. To the front there is an area of lawn with mature shrubs.

Parking

There is a driveway providing off road parking as well as a single attached garage providing a useful amount of storage.





Services

Mains gas, electricity, water and sewerage.

Council Tax Band- C**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

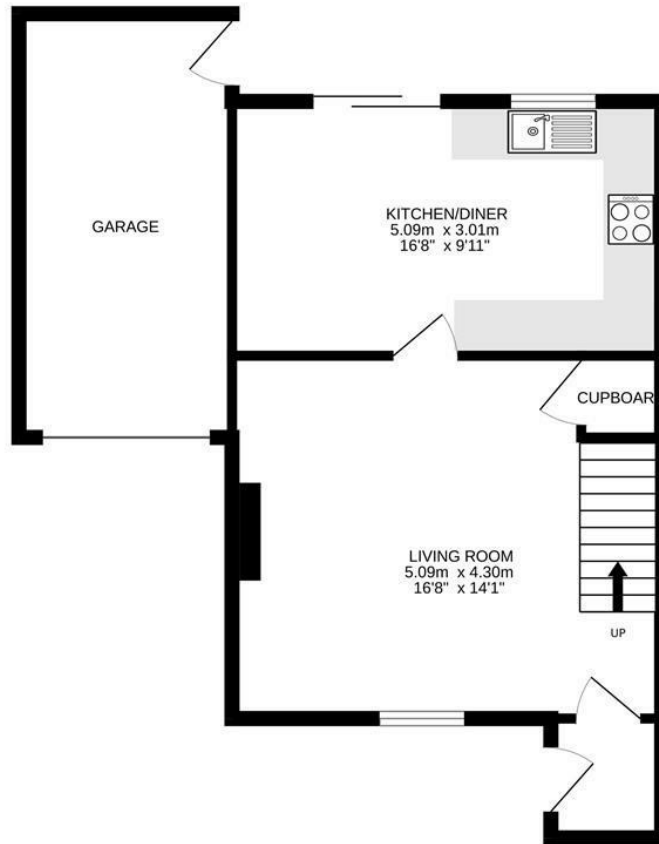
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

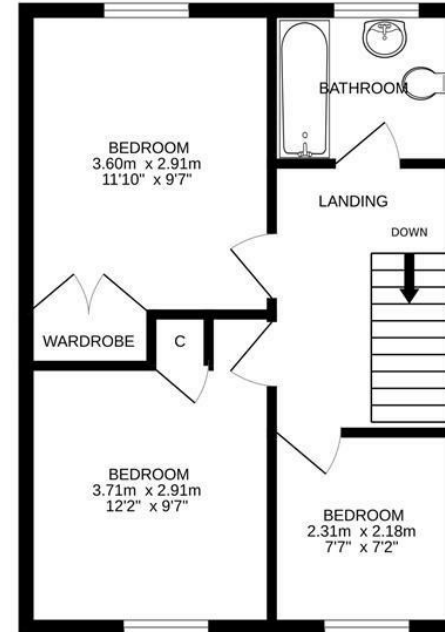
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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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