

6 Golva Close
Helston, TR13 8GF





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Welcome to this beautifully presented and well maintained detached house. This property boasts 4 spacious bedrooms each with fitted wardrobes, with the master bedroom having a walk-in dressing area as well as a stylish ensuite shower room. The family bathroom, recently renovated, benefits from a rain shower over the bath. This home is perfect for a growing family or for those in need of extra space.

As you step inside, you'll be greeted by a light, spacious hallway and an attractive staircase as well as a cloakroom. A door leads into a generously proportioned, dual aspect living room with double doors leading to a patio and the garden beyond. Although the house is centrally heated by gas (which can be controlled remotely using the HIVE system), a realistic coal effect gas fire provides a cosy focal point. At the end of the hall, a door leads into a fully fitted, modern kitchen with integrated appliances. Next to the kitchen, a separate dining room is ideal for entertaining guests or simply relaxing with your family. The utility room contains a wall mounted Combi boiler (fitted in 2020), a washing machine and tumble drier and a door leads directly into the large garage which has power and plenty of room for storage.

One of the highlights of this home is the good-sized garden, complete with a lush lawn, beautiful flower borders, mature trees and traditional Cornish stone walling. Parking will never be an issue with the garage and driveway providing ample space for your vehicles. Don't miss out on the opportunity to make this detached house in such a popular, sought after area of Helston your own!



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

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Guide Price - £500,000

Location

The property is situated in a quiet exclusive cul de sac, within walking distance to the centre of Helston and backing onto a quiet lane and surrounding countryside. Helston is famed for its historic Flora Day celebrations on 8 May 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. 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 restaurants 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. This super property would be equally well suited as a family home or for anyone looking for a low maintenance detached house.

Accommodation

Hallway
Living room

Kitchen
Dining room
Utility room
Integral garage
WC
Bedroom 1
Ensuite
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

Outside

Driveway parking for 2-3 vehicles to the front aspect. Gated access to one side leads to the rear garden. Patio areas laid to paving with pathway laid to stone chippings. The enclosed rear garden features a spacious lawn with planted borders and traditional Cornish stone walling. Timber sun decking.

Garage

Front up and over manual door. Power and light, with space for free standing white goods.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		70	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)	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

Parking

Drive way parking for 2-3 vehicles.

Services

Mains water, electricity, drainage and gas. Boiler installed in 2020 with a "Hive" system.
Freehold tenure.

Council Tax Band - E**Anti-Money Laundering Regulations – Purchasers**

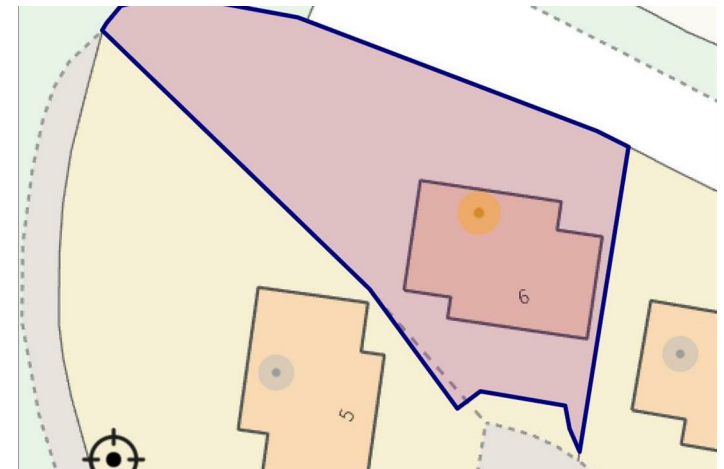
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

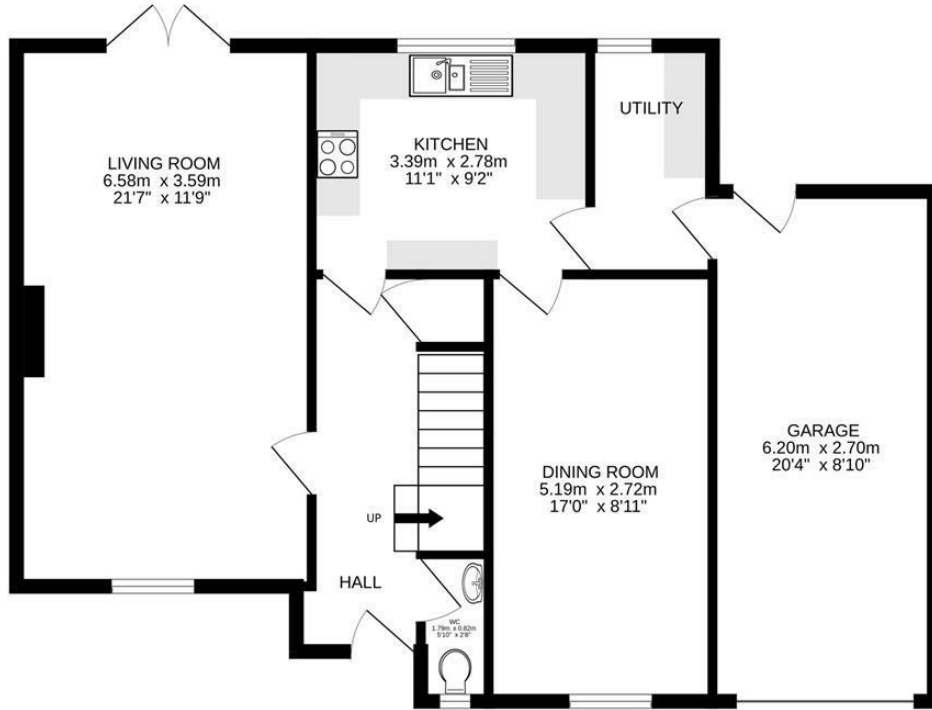
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

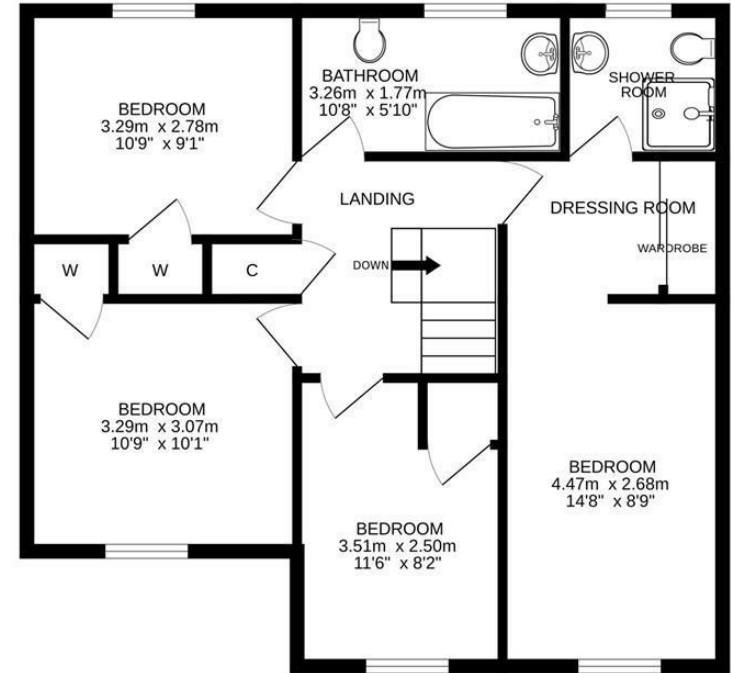
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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