

34 Church Street  
Helston, TR13 8TQ



**MATHER**  
PARTNERSHIP







# 34 Church Street Helston, TR13 8TQ

Welcome to this charming, character terrace property located on Church Street in the heart of Helston. This delightful terraced property boasts a warm and inviting atmosphere with its 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. As you step inside, you'll be greeted by a spacious living room which provides a cosy setting for unwinding after a long day, while the kitchen is positioned to the rear of the property. One of the highlights of this lovely cottage is its enclosed rear garden, where you can enjoy some outdoor tranquility and features patio paving and raised beds. Situated close to the centre of Helston, this property offers the perfect blend of convenience and serenity. Whether you're looking to explore the local shops, cafes, or simply take a leisurely stroll through the picturesque streets, this location has it all. Don't miss out on the opportunity to make this cottage your new home sweet home in the charming town of Helston. Book a viewing today and experience the warmth and character this property has to offer.



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

**Tel: 01326 565016 | [sales@thematherpartnership.co.uk](mailto:sales@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**



**Guide Price - £215,000**

**Location**

Being within close proximity to local supermarkets and the town centre this property offers a convenient location to access the facilities of the town. Helston is famed for it's 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**

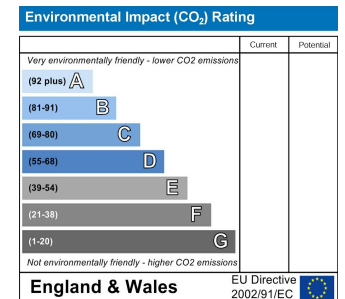
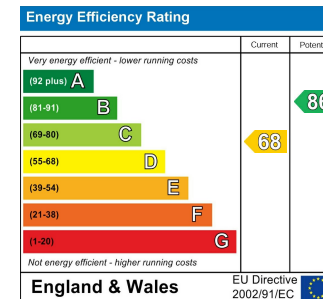
- Entrance Lobby
- Living Room
- Hallway
- Kitchen
- WC (not currently connected)
- Bedroom One
- Bedroom Two
- Bathroom
- Cupboard

**Garden**

Rear Courtyard garden accessed from the kitchen.









## Council Tax Band - B

### Services

Mains water, drainage, electricity and gas.

### 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.

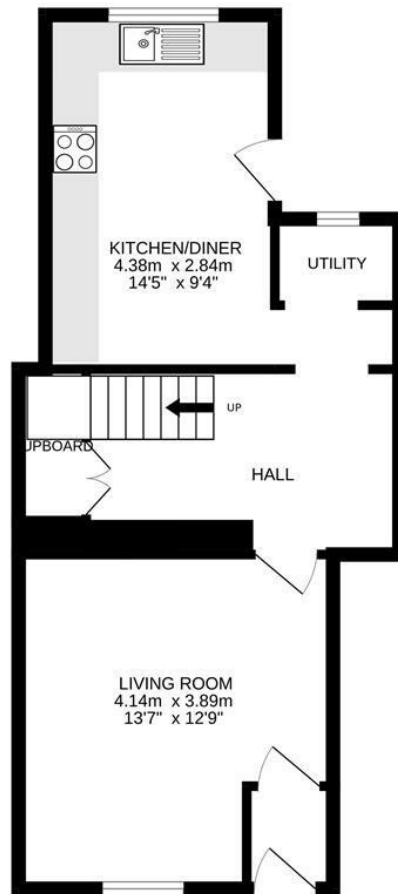
### Proof of Finances

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.

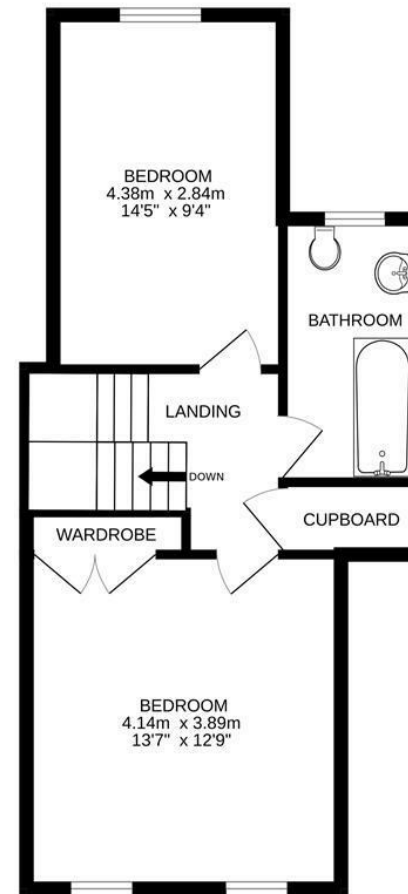




GROUND FLOOR



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.



