

6 Roskilling
Helston, Cornwall TR13 8JY







6 Roskilling Helston, Cornwall TR13 8JY

Nestled in a highly sought after residential cul-de-sac within the town, this detached two bedroom bungalow presents a unique opportunity for those looking to make a house a home. Its prime location offers the convenience of close proximity to local supermarkets, making everyday living a breeze. The property boasts a spacious lounge/diner that seamlessly blends indoor and outdoor living with bi-folding doors opening out to the garden. The kitchen has been tastefully modernised, offering ample storage and generous worktop space. One of the unique selling points of this property is the areas that await your finishing touch. These spaces provide a blank canvas for you to put your own mark on the property, truly making it your own. The shower room has been future proofed, ensuring you don't need to worry about this in the future. Stepping outside, the property features a generously sized enclosed rear garden. It has been thoughtfully landscaped as a 'wild garden', creating a haven for local wildlife and nature enthusiasts.



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

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

OFFERS IN EXCESS OF £290,000

Location

The Gwealdues development is an extremely sought after residential location due to the convenient level walk to the supermarket, fish and chip shop, bus stop and leisure centre. The town centre is also within walking distance where you will find an excellent range of shops to include bakeries, high street shops, hair dressers, coffee shops, tea rooms and independent traders. There are a good range of supermarkets and also two Doctor's surgeries. The boating lake and Penrose walks are also not far away.

Accommodation

Side Porch
Hallway
Kitchen
Living Room

Bedroom One
Shower Room
Bedroom Two

Garage

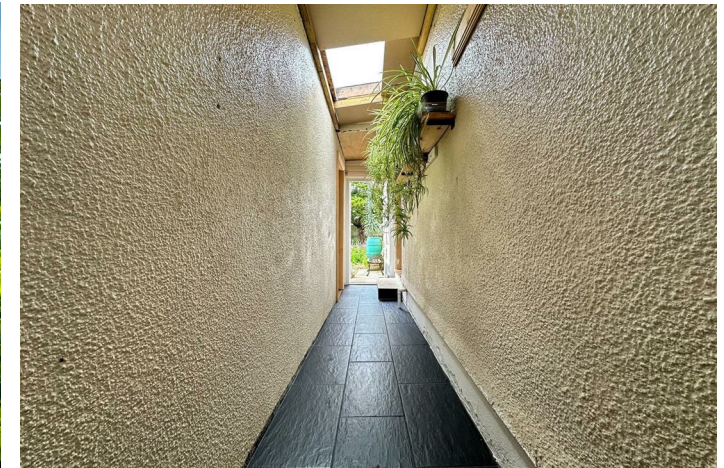
with an electric garage door it provides a good amount of storage.

Gardens

To the front of the property is an area of lawn whilst to the rear aspect is the main garden being of generous size, enclosed and offering high levels of privacy. The garden has been transformed into a 'wild garden' with different sections enjoying an array of plant life. There are two ponds which provide a lovely setting and perfect wildlife enthusiasts. A practical shed and greenhouse provide good amount of storage and the opportunity for you to try and grow your own fruit and vegetables.

Parking

Driveway parking is provided to the front of the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		60	
(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			88
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Services

Mains gas, electricity, water and drainage.

Council Tax Band- C

Broadband and Mobile Coverage

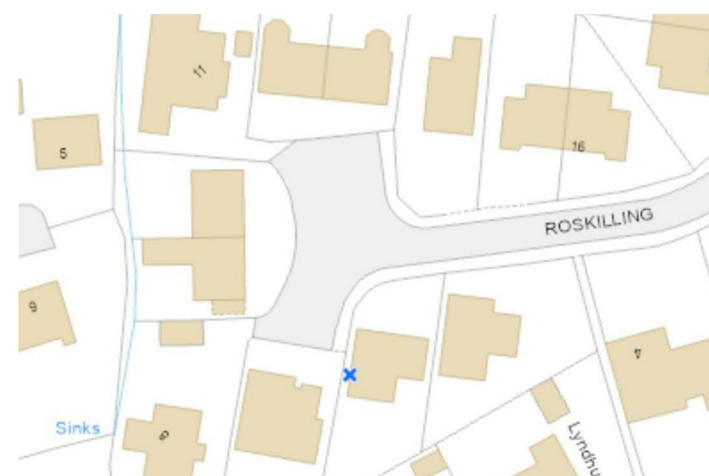
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

Anti Money Laundering Regulations - Purchasers

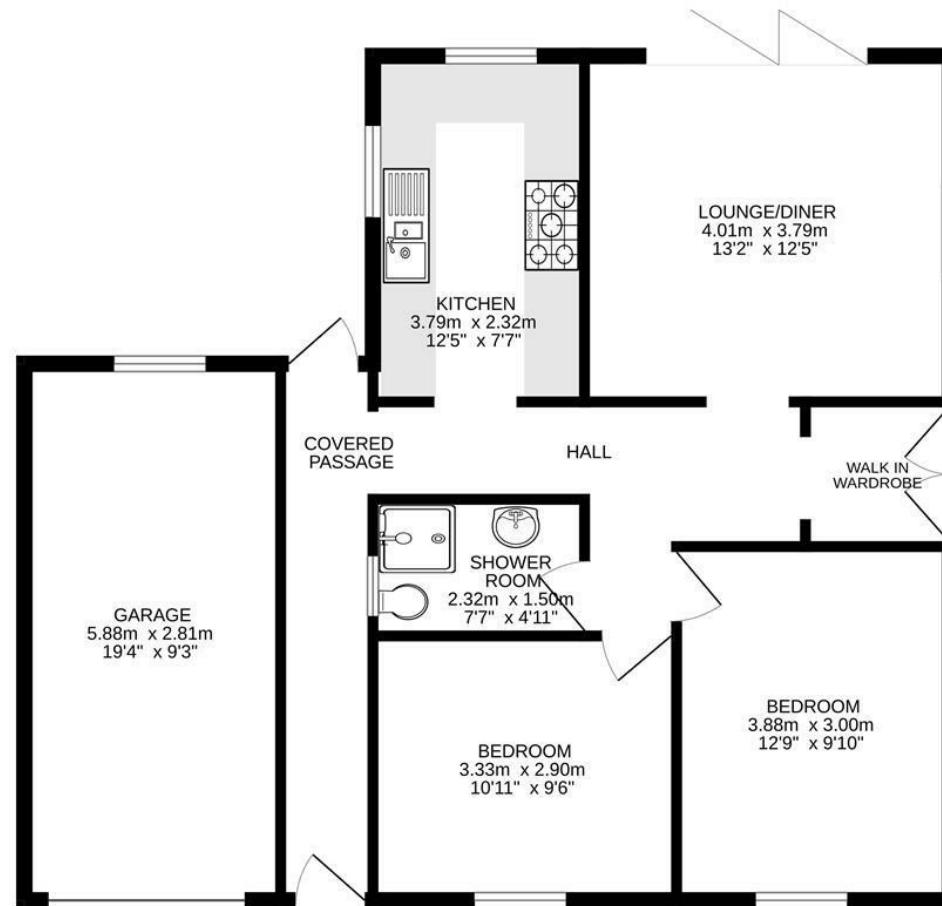
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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



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.
Made with Metropix ©2024

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.

