

47 Trenethick Avenue  
Helston, Cornwall TR13 8LU









# 47 Trenethick Avenue Helston, Cornwall TR13 8LU

A wonderfully spacious three bedroom house, beautifully maintained and presented that would make a perfect family home. Situated in the much sought after area of Trenethick Avenue, endlessly popular with families this property enjoys a generous plot with an enclosed rear garden and useful single garage.



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

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GUIDE PRICE - £275,000

#### LOCATION

Trenethick Avenue is a popular residential area located on the north side of the town. 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. The 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, Redruth, Penzance and Hayle are all within a 20 to 30 minute drive.

#### GROUND FLOOR ACCOMMODATION

Enter via a useful entrance porch providing plenty of storage space for coats, shoes or a pushchair. From here step into the wonderfully spacious lounge which has been tastefully decorated and benefits from plenty of natural light and overlooks the large green area. The generous lounge/dining room is located to the rear of the property, perfectly suited to family life and opening out onto the gardens.

#### FIRST FLOOR ACCOMMODATION

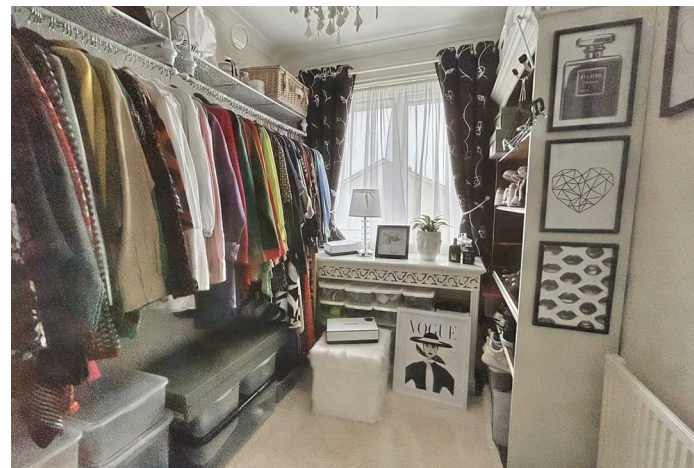
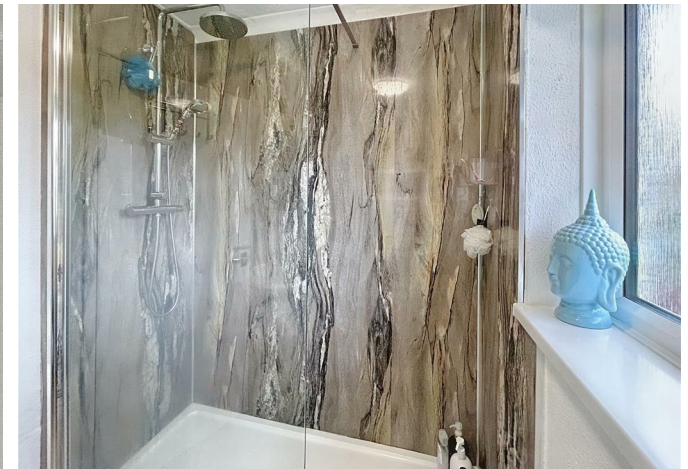
A landing offers access to all three bedrooms and the family shower room as well as access to the loft which is partially boarded with a ladder and light and a useful linen cupboard. The property enjoys two generous double bedrooms both of which benefit from large built in wardrobes as well as a generous single bedroom. The family shower room is well appointed with a luxurious walk in shower with drench head and hand held wand.

#### OUTSIDE

The property enjoys a good sized plot with gardens to both front and rear and additional space to the side. To the front the gardens are mainly laid to lawn and enclosed by low fencing. The current owner has planted young Grislinia at the front and there are also established low trees one of which is an apple tree. The main gardens lie to the rear of the property and offer a patio with tap and external power socket and beyond this an area of astro turf garden with planters to the side. The garden is fully enclosed with a pedestrian access gate to the rear and also to the additional area to the side. As previously mentioned subject to any necessary consents being obtained there may be scope and potential to extend the property.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>57</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



## SERVICES

Mains gas, electricity, water and drainage. Council Tax Band B.

## VIEWINGS

Please be aware that viewings are strictly available via The Mather Partnership by appointment only.

## 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 ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

## PROOF OF FINANCE - PURCHASERS

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

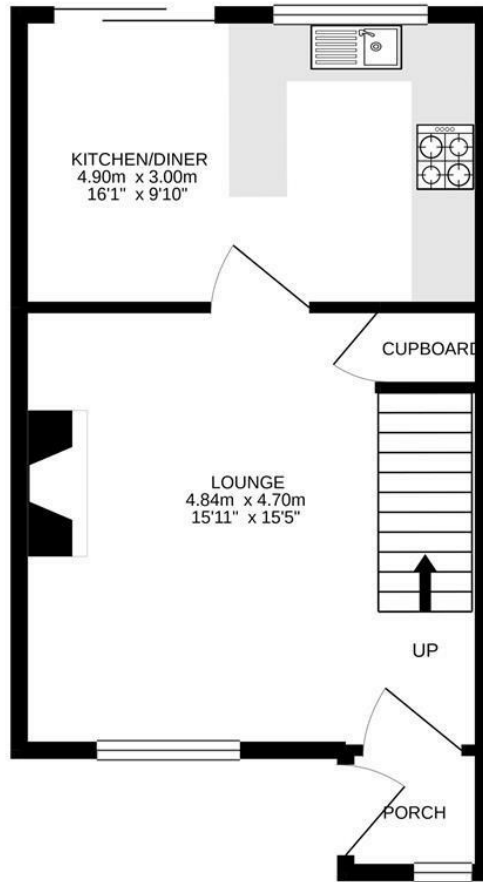
## BROADBAND AND MOBILE PHONE COVERAGE

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/>

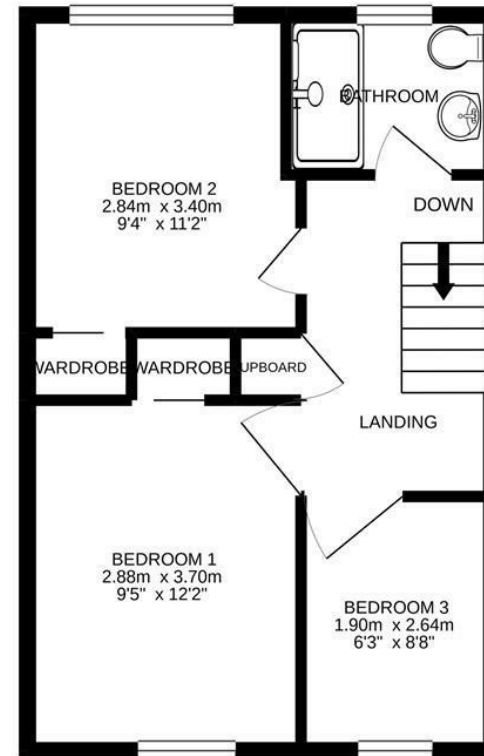




GROUND FLOOR  
37.7 sq.m. (406 sq.ft.) approx.



1ST FLOOR  
36.8 sq.m. (396 sq.ft.) approx.



TOTAL FLOOR AREA : 74.5 sq.m. (802 sq.ft.) approx.

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.



