

36 St. Johns Road
Helston, Cornwall TR13 8HP

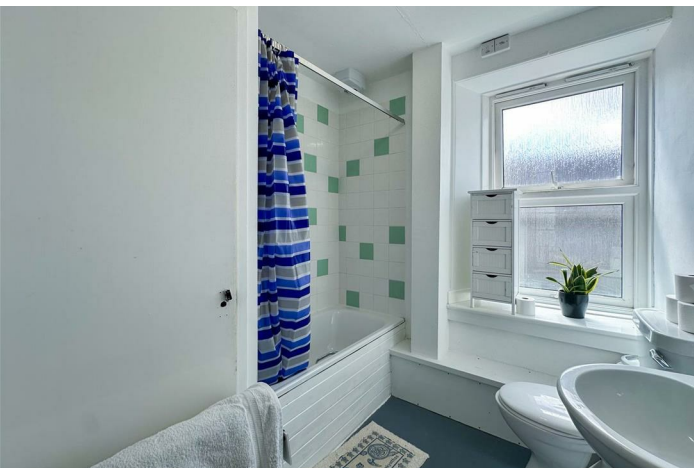
NO PARKING
DO NOT
OBSTRUCT
DRIVEWAY





36 St. Johns Road Helston, Cornwall TR13 8HP

Situated on St. Johns Road in Helston, this lovely two bedroom end of terrace house is in a fantastic location near town amenities such as the shops, cafe's, supermarket, boating lake, and Penrose Woods. As you step inside, you'll be greeted by a light and airy ambiance that flows effortlessly throughout the property. The recently modernised kitchen/diner is the heart of the home, offering a perfect setting for social gatherings and culinary delights. At the top of the stairs there is a lovely feature stainedglass window. Both bedrooms are generously sized doubles, providing ample space for relaxation and personalisation. The enclosed rear garden is a low maintenance garden which requires minimal upkeep and featuring the added bonus of an outbuilding for extra storage or creative use.



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

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

OFFERS IN EXCESS OF £230,000

Location

The property is situated just a stones throw from the heart of the historic market town of Helston. Helston is a traditional town which offers a wide range of day to day facilities including shops, pubs, restaurants and major supermarkets. There are several Primary Schools and a large Secondary School with provisions for further education. Close by and within walking distance of this property is the Coronation Lake and Nation Trust Penrose walks offering a host of beautiful walks. Helston also offers access to the nearby Lizard Peninsular with stunning walks along the south west coastal path and access to many beaches including Poldhu and Kynance Cove.

Accommodation

Entrance Hallway
Living Room
Kitchen/Diner

Rear Porch
Bedroom One
Bedroom Two
Bathroom

Outside

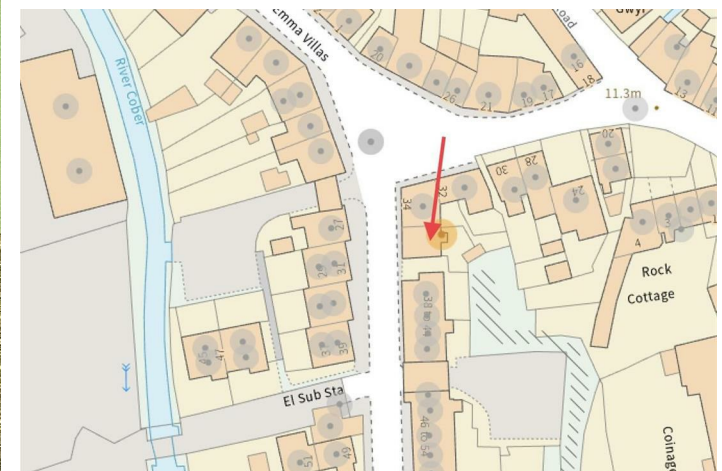
To the rear there is a low maintenance enclosed garden perfect for relaxing in the sun. The property has raised flower beds which add a good amount of colour. There is a useful outbuilding providing a good amount of storage.

Parking

Our client has informed us that there is off road parking available to the side of the property where you need to allow access to the rear of the properties.

Agents Note One

The neighbours in numbers 34 and 32 St Johns Road have right of way to access their rear gardens.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(55-68) D			
(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		
(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

Agents Note Two

The annual service charge for 01/04/2024 – 31/03/2025 is £88 payable to Coastline Housing.

Council Tax Band- B**Broadband and Mobile Phone Coverage**

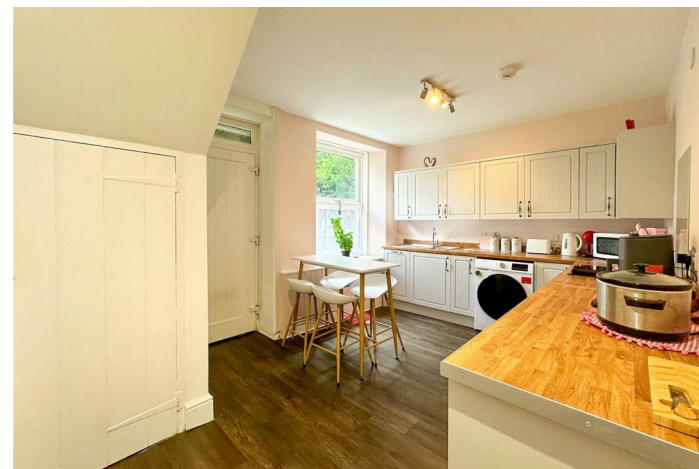
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

Anti Money Laundering Regulations - Purchasers

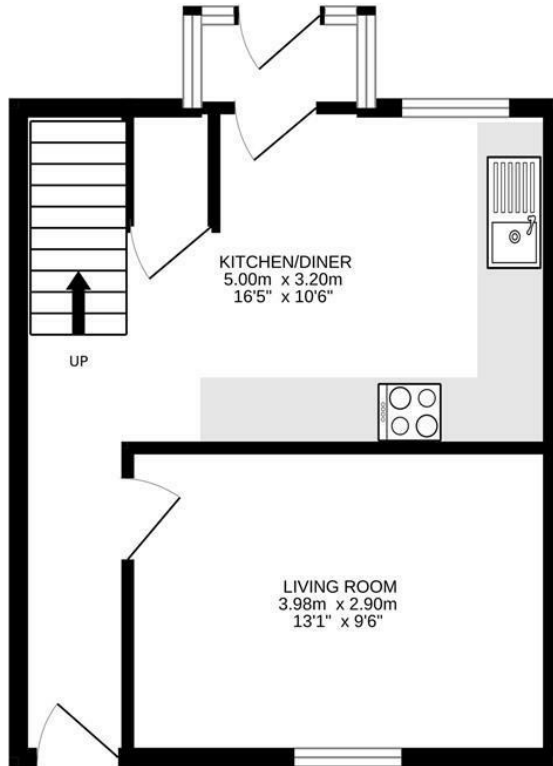
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances- Purchasers

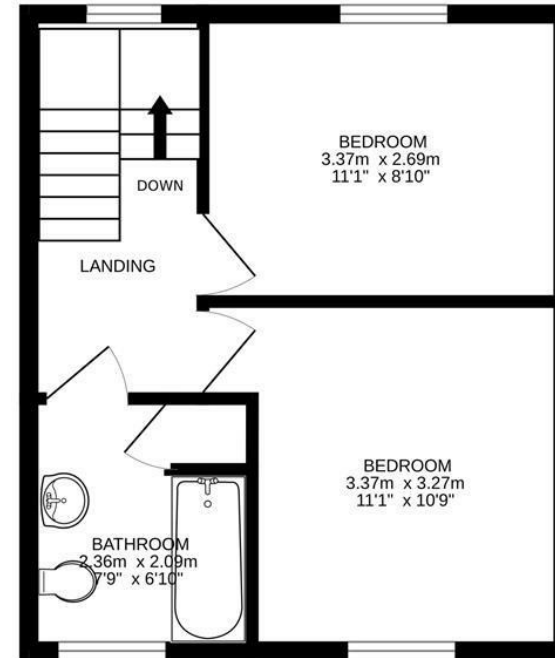
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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.

