

157 Pendeen Parc Helston, TR13 0SL







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This delightful semi detached home offers spacious and well presented accommodation, perfect for families. The ground floor features a social kitchen/diner, a cozy living room with a feature fireplace, and a lovely conservatory providing additional seating or a great spot to unwind with a book. Additionally, a single story extension provides a fourth bedroom or office space, along with a convenient shower room. This provides fantastic flexibility and a ideal space for either a dependent relative or older children which require independence. Upstairs, you'll find three well proportioned bedrooms. The rear of the property features an enclosed, low maintenance patio and Astro Turf garden, complete with a gate providing access to the garage and driveway.



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

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GUIDE PRICE - £325,000

Location

Pendeen Parc is a highly desirable location in Helston, perfectly placed for access to schooling and local amenities. The property sits on a corner plot of the cul-de-sac enjoying a quiet location with off road parking. 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, Penzance and Hayle are all within a 20 to 30 minute drive.

Outside

To the front of the property there is a small area of garden with is laid to lawn and a path leading up to the front door. The rear of the property provides an enclosed low maintenance patio garden with Astro turf aswell as a gate giving access to the garage and driveway.

Parking

Driveway parking for one vehicle is provided in front of the garage.

Garage

With an up and over door, side door opening to the rear courtyard garden, power and light connected.

Council Tax Band- C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
		69	83
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		
	38	44
England & Wales		EU Directive 2002/91/EC

Services

Mains gas, electric, water and drainage.

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

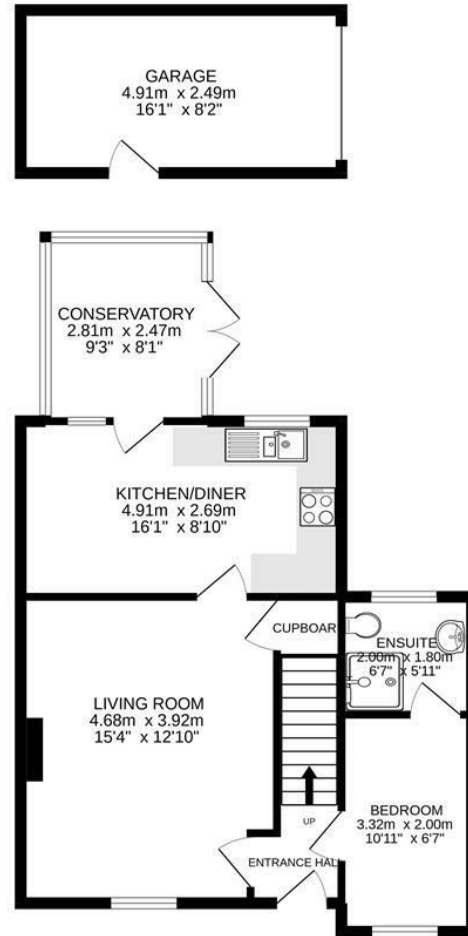
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

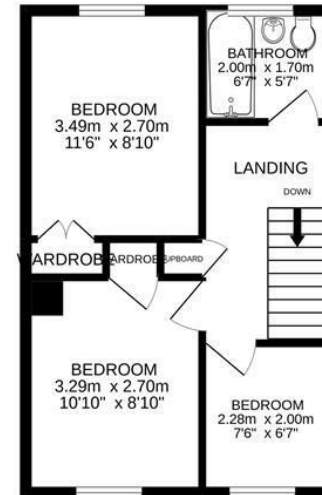
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



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.



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