

# 11 Green Crescent Helston, TR13 8LE



**MATHER**  
PARTNERSHIP





# 11 Green Crescent Helston, TR13 8LE

Welcome to Green Crescent in Helston - a charming location for this spacious semi-detached family home, sold with no onward chain. Boasting four bedrooms, this property offers ample space for a growing family. The sought-after residential area ensures a peaceful and friendly neighbourhood for you to settle into. This delightful house features a generous plot with a family-friendly garden, perfect for outdoor gatherings or simply relaxing in the sunshine. With accommodation spread over three floors, there is plenty of room for everyone to enjoy their own space. One of the exciting features of this property is the potential it holds. With the option to extend the current layout, you can truly make this house your own and tailor it to your specific needs and desires. Whether you dream of a larger kitchen, an additional living area, or a home office, the possibilities are endless. Don't miss out on the opportunity to own a home in such a desirable location with the flexibility to create your ideal living space. Book a viewing today and start envisioning the life you could build in this wonderful property on Green Crescent.



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

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**Guide price - £379,950**

**Location**

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.

**Accommodation**

- Entrance hall
- Living room
- Kitchen dining room
- Utility room
- WC

- Garage
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom
- Bedroom 4

**Outside**

The property benefits from a generous plot with good size gardens to the front, side and rear. To the front is a driveway providing off road parking, with a small lawn area complimented by block wall, potted plants and palms. To the side of the property is a good size area laid to lawn with planted borders stocked with shrubs & bushes, as well as a patio area. Gated entrance opens to the rear garden, comprising decked area with a hot tub, lawn area, large garden shed and fenced boundary.

**Garage**

Good size garage with front and rear access, providing good storage space. Our clients have also put together a utility room and a separate WC to the rear of the garage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	77
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

**Parking**

Driveway laid to brick paving providing off road parking for 2 vehicles.

**Services**

Mains water, electricity, drainage and gas. The property benefits from solar panels which are owned. Freehold tenure.

**Council Tax - Band C****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**

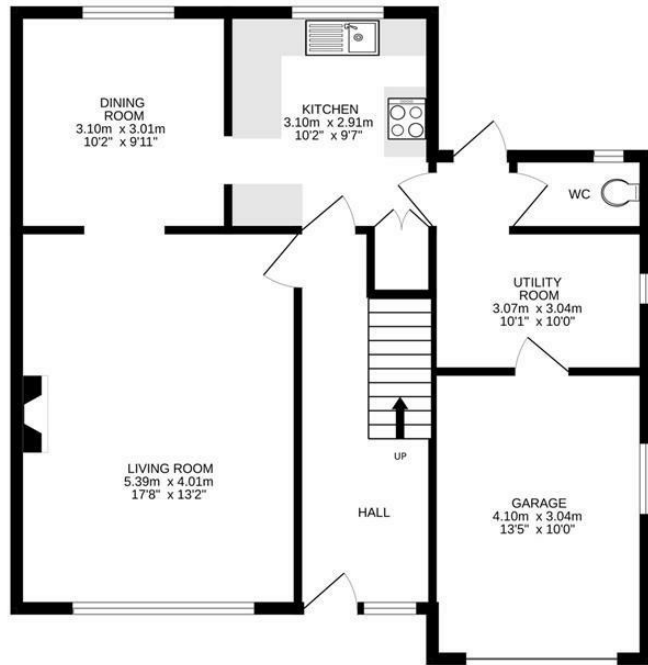
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**Broadband and Mobile Phone Coverage**

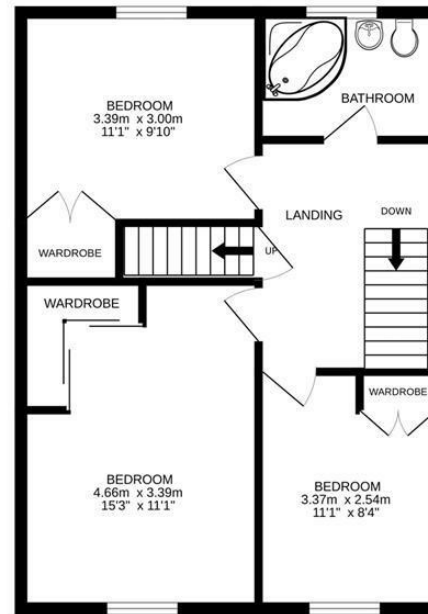
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



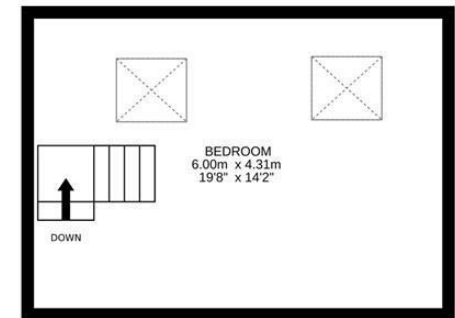
GROUND FLOOR



1ST FLOOR



2ND 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 test themselves as to the amount of double glazed units in the property.

