

10 Penmeneth Trewennack, Helston, TR13 0PU







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Welcome to this charming detached three-bedroom bungalow located in the sought-after cul de sac of Penmeneth in Trewennack. This lovely property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to enjoy. Situated in a peaceful hamlet position on the outskirts of Helston, this bungalow offers countryside views, providing a tranquil and picturesque setting for your new home. The well-presented interior adds to the appeal of this property, making it a delightful place to live. Convenience is key with parking available for two vehicles, ensuring you never have to worry about finding a spot. Whether you're looking for a peaceful retreat or a family home with a touch of countryside charm, this bungalow has it all. Don't miss out on the opportunity to make this wonderful property your own.



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

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Guide price - £300,000

Location

Trewennack is a small hamlet on the outskirts of Helston towards Falmouth. Helston is famed for it's historic Flora Day celebrations on May 8th when the town is bedecked with greenery, bluebells and gorse and throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Floral Dance and ushering in the Summer. The modern town and the surrounding nearby areas now boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. Helston also enjoys a leisure centre with a swimming pool and large gym and many amenity areas including the Coronation Boating Lake and the beautiful National Trust Penrose Estate offering a host of woodland walks.

Accommodation

Entrance hall
Living room

Kitchen dining room

Bedroom 1
Bedroom 2
Bedroom 3
Bathroom
Utility room
WC

Outside

The property benefits from wrap around gardens, with low maintenance planted beds and borders to the front garden. There is off road parking for 2 vehicles. Access on both sides leads to the rear garden, featuring patio areas, lawns and mature borders planted with shrubs and bushes.

Parking

Driveway providing off road parking for up to 2 vehicles, as well as a good size garage.

Council Tax - Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		59	
(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		76
(69-80) C		
(55-68) D		
(39-54) E		51
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Services

Mains water and electricity. Oil fired central heating. Private drainage.
Freehold tenure.

Anti-Money Laundering Regulations

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.

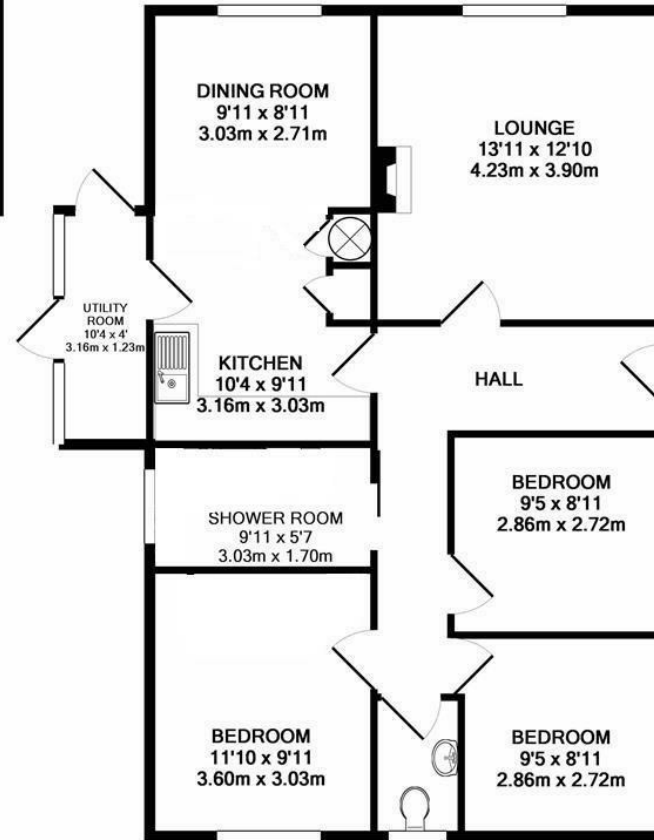
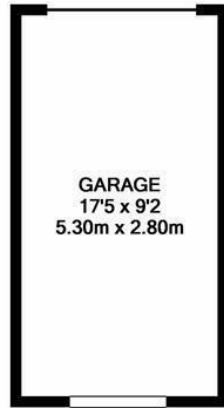
Proof of finances

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.

Broadband & 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/>





TOTAL APPROX. FLOOR AREA 1035 SQ.FT. (96.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

