

95 Trenethick Parc  
Helston, TR13 8LT







# 95 Trenethick Parc Helston, TR13 8LT

Nestled in the popular residential area of Trenethick Parc, this three bedroom terraced house is perfectly situated near schools and the sports centre, this property offers both convenience and potential. Although in need of updating, this house presents a blank canvas for you to transform into your dream home. The kitchen/diner is a delightful space that seamlessly flows into the rear porch, creating a bright and airy atmosphere that is perfect for both relaxing and entertaining. The three well proportioned bedrooms provide ample space for your family or guests, while the easy to maintain shower room adds a touch of practicality. Outside, the low maintenance enclosed garden is a tranquil retreat, complete with Astro Turf that requires minimal upkeep, allowing you to spend more time enjoying the outdoors.



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

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**OFFERS IN EXCESS OF £230,000**

**Location**

Helston is famed for its historic Flora Day celebrations on 8 May 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. Helston is widely regarded as the gateway to the stunning Lizard Peninsula and is within a 10 minute drive of the thriving harbour and coastline at Porthleven offering an array of shops and good quality restaurants as well as world class surf. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

**Accommodation**

- Entrance Porch
- Living Room
- Kitchen/Diner
- Rear Porch
- Stairs to Landing
- Family Bathroom
- Bedroom One
- Bedroom Two
- Bedroom Three

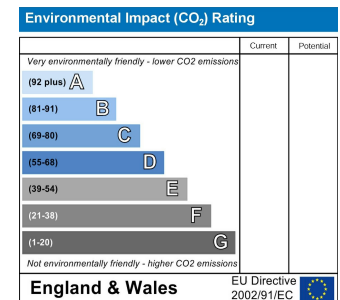
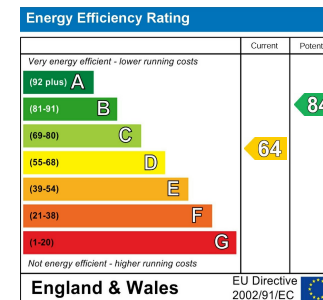
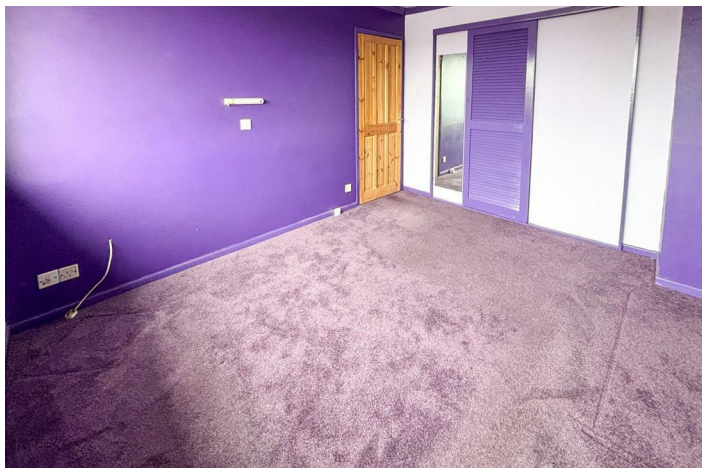
**Garden**

To the front there is a small area of lawn with a path that divides the area. To the rear there is an enclosed low maintenance garden which is laid to Astro Turf.

**Garage**

with an up and over door providing useful storage.





## Council Tax Band- B

### Services

Mains water, electricity, drainage. Gas central Heating.

### Broadband & Mobile Phone Coverage

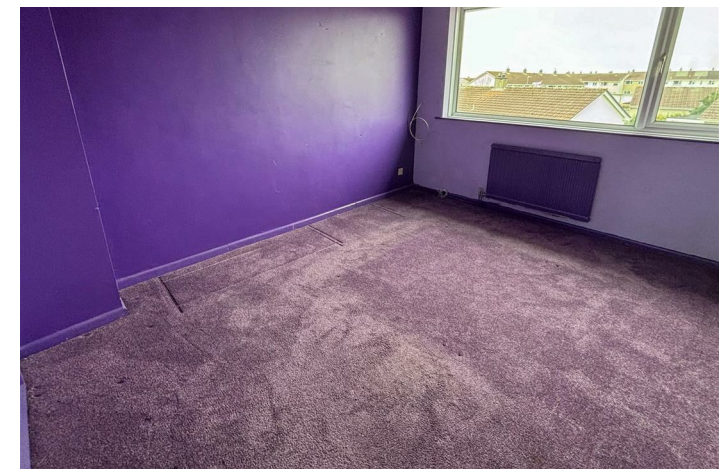
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk>

### Anti-Money Laundering Regulations

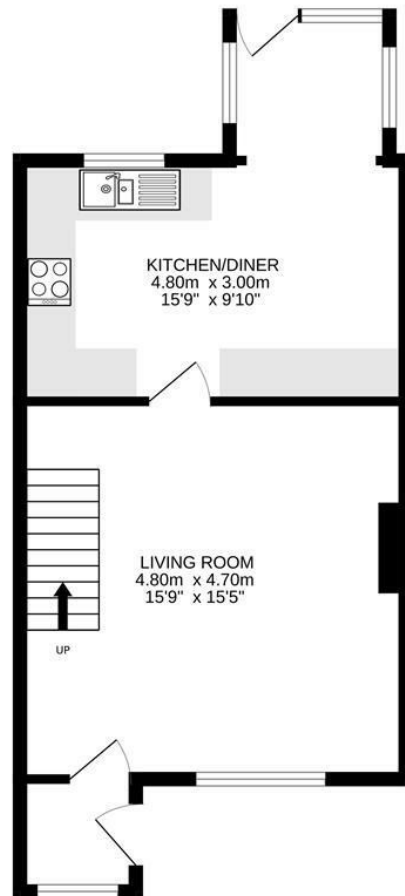
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### Proof of Finances

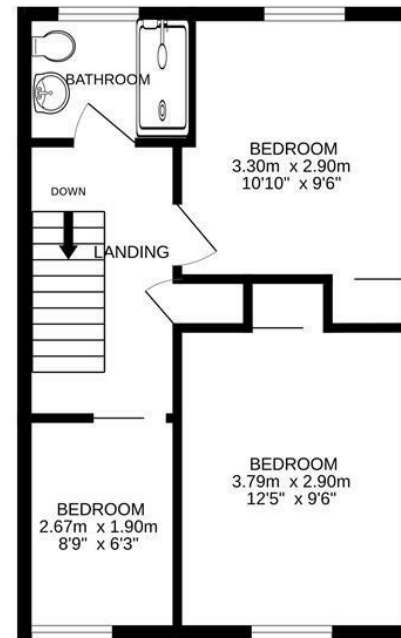
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale



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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