

79 Hellis Wartha
Helston, TR13 8WF





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A fantastic opportunity for someone to purchase this immaculately two bedroom property. This would make a great first time purchase or small family home. This immaculately presented two double bedroom property has been exceptionally renovated by the current owners and would be a perfect first time buy for a couple or small family. The ground floor provides an entrance hallway, cloakroom and fantastic spacious open plan kitchen/lounge/diner. To the first floor there is a landing, family bathroom and two bedrooms with the master benefiting from a built in wardrobe. Outside there is a fantastic space for hosting with the garden being split into two areas. There is also a gateway which leads to the allocated parking spaces.



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

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Guide Price - £180,000

Location

Hellis Wartha is a desirable residential area within the town and is perfectly placed to access the town centre and surrounding amenities. The property is adjacent to the local play park - ideal for those with children. Helston and the 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 other facilities 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.

Accommodation

Hallway
Cloakroom
Kitchen/lounge/diner

Conservatory
Bedroom 1
Bedroom 2
Family bathroom

Parking

2 allocated parking spaces in tandem to the rear of the property

Outside

Imagine stepping out of the conservatory doors onto a charming decked area, ideal for relaxing and hosting family barbecues. From there, you'll find a lush grassed space with lovely plant bedding areas. Plus, the garden conveniently connects to the parking area through a back gate

Agent Note

Prospective purchasers should be aware that this property has a section 106 local housing restriction whereby any qualifying purchaser must fit the housing need criteria and preference is given to those with





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		76	
(69-80) C			
(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

a Helston local connection but people with a Cornwall connection will be considered after a period of time. Purchasers will need to be qualified by Cornwall Council.

Services

Main water, gas and electric

Council Tax Band A

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.

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/>



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.

