















79 Hellis Wartha Helston, TR13 8WF

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







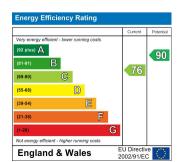












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a Helston local connection but people with a Cornwall connection will be considered after a period of time. Purchasers will need to be qualified by Cornwall Council.

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/









