

19 Trenethick Parc Helston, TR13 8LH







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Situated in the corner of the estate, this end terrace three bedroom house awaits its new owners. Downstairs you have an entrance porch, lounge, lean to sun room and a kitchen/dining room which leads onto the covered decked area. The upstairs has three bedrooms and a family bathroom making it a great family home. Although this property requires some modernisation, it presents a fantastic opportunity for those looking to add their personal touch and create a space that truly reflects their style and preferences. The garage with rear access is a convenient feature, providing secure parking for one car and additional storage space. One of the highlights of this property is the good size enclosed rear garden, perfect for enjoying the outdoors in the comfort of your own home. Whether you have a green thumb or simply enjoy al fresco dining, this garden offers endless possibilities for relaxation and recreation. With the added benefit of being offered with no chain, the process of making this house your own is made even smoother. Don't miss out on the chance to own a property in this desirable location and transform it into your dream home. Contact us today to arrange a viewing.



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

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Guide Price - £275,000

Location

Trenethick Parc is located within a level walk to the sports centre, fish and chip shop, supermarket and a garage. The town centre is situated not far from the property. Helston is famed for its 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 Porch

Lounge

Lean to Sun Room

Kitchen/Dining Room

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

To the front of the property there is a low maintenance outside space with a handy storage shed. The rear garden is low maintenance and is of good size with side access, pergola and pond. From the garden, you can access the covered decked area which is great for sheltering from the weather and enjoying a morning coffee or evening glass of wine.

Garage

A good size space with inspection pit and rear pedestrian door.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	86
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

Services

Mains water, electricity, gas and drainage.

Council Tax Band - B

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

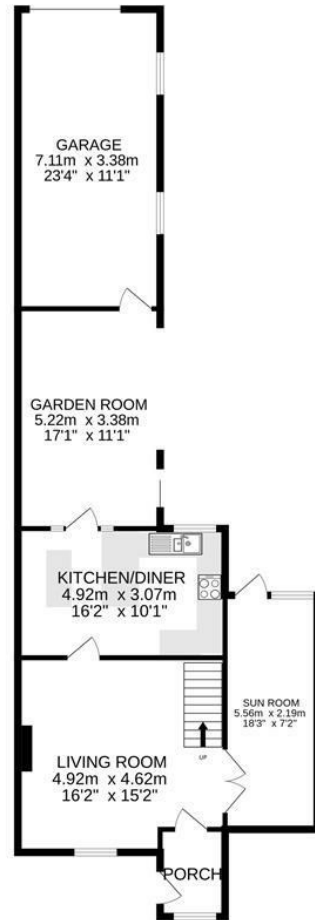
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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/>



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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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.

