7 Taylor Court Hawkins Way
Helston, TR13 8FY
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Helston, TR13 8FY

Nestled within a sought after estate, this two bedroom end of terrace home offers convenience and comfort. As you step inside, the galley kitchen welcomes you with ample storage and worktop space. The lounge/diner, perfect for social gatherings, features patio doors that lead to a low maintenance patioed garden—a suntrap ideal for summer barbecues! Upstairs, you'll find two double bedrooms and a modern bathroom. Plus, the property boasts parking for two vehicles, an attractive feature for modern families.

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The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA
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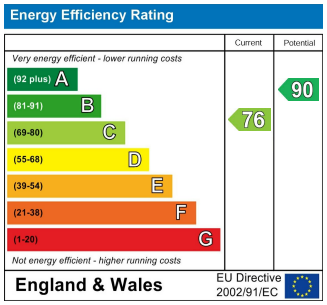
GUIDE PRICE £230,000

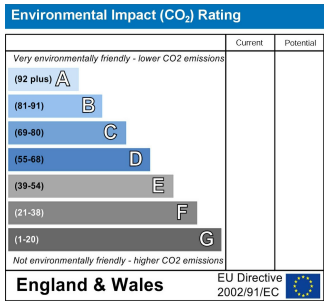
Location
Hawkins Way is a desirable residential area within the town and is perfectly placed to access the town centre and surrounding amenities. The property backs onto a sports field - ideal for those with dogs or children. Helston and the nearby areas boast many Primary Schools with the nearest Secondary 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
Entrance Hallway
Cloakroom
Kitchen
Lounge/Diner
Stairs to First Floor Landing
Bathroom
Bedroom One
Bedroom Two

Outside
To the rear there is an enclosed low maintenance garden which has been paved with patio slabs. There is also a useful storage shed.

Parking
There is allocated parking for vehicles.


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
76
90
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC

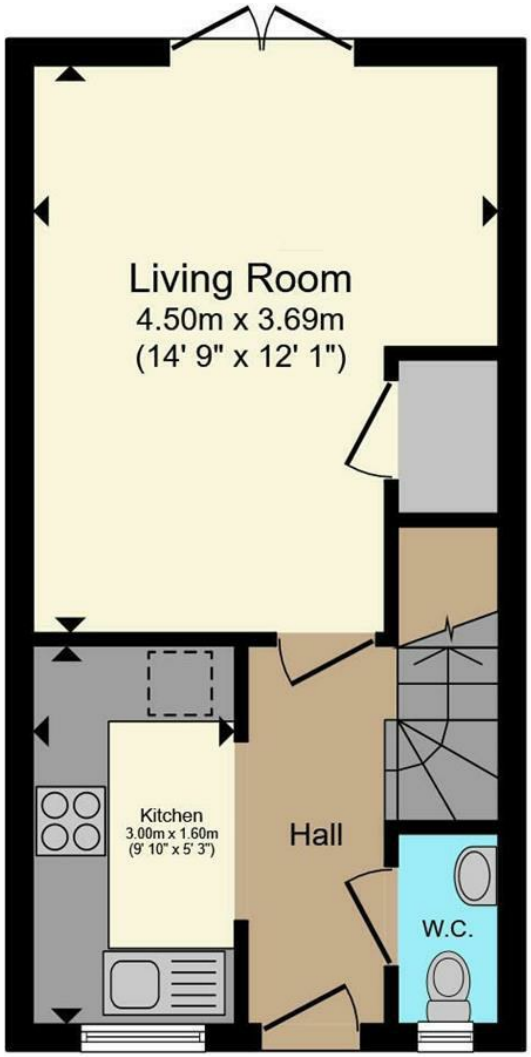
Council Tax Band- A

Services
Mains electricity, water and drainage. Gas central heating.

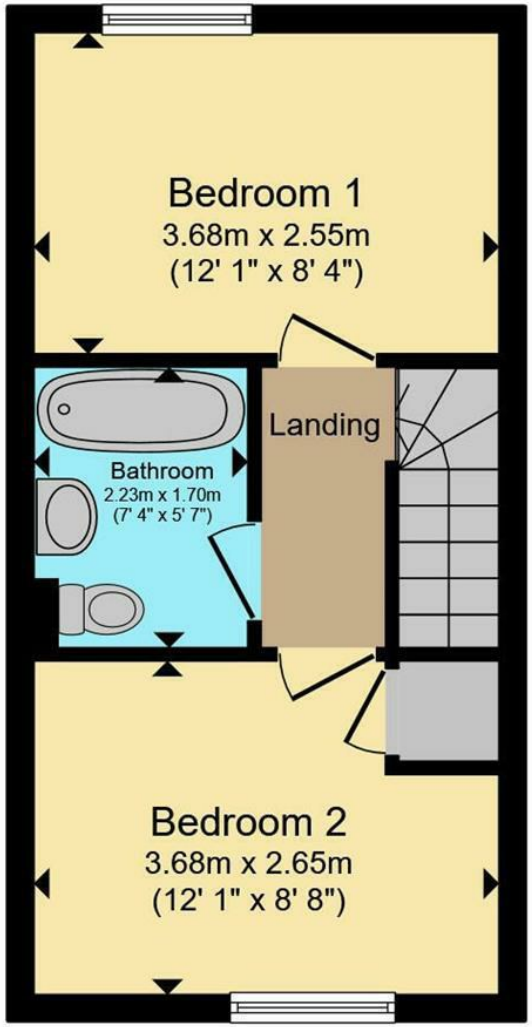
Broadband and Mobile Coverage
To check the broadband coverage for this property please visit https://www.openreach.com/fibre-broadband. To check mobile phone coverage please visit https://checker.ofcom.org.uk/

Anti Money Laundering Regulations - 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.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.

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