

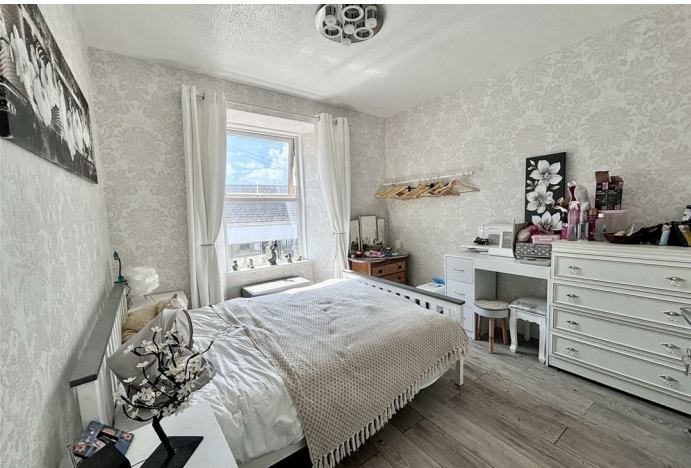
90 Meneage Street
Helston, Cornwall TR13 8RF





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This charming terraced cottage is located on Meneage Street just off the centre of the picturesque town of Helston. This delightful property boasts two double bedrooms, making it perfect for a small family, a couple or single person. Situated within walking distance to the town centre and a Doctor's surgery, convenience is at your doorstep. The small courtyard offers a lovely outdoor space to enjoy a morning coffee or some fresh air in the evenings. Inside, you'll find a well appointed kitchen/breakfast room and a cosy lounge which provides a comfortable space to relax and unwind after a long day. Don't miss the opportunity to make this lovely terraced cottage your new home. With its convenient location and charming features, it's a property not to be missed. Contact us today to arrange a viewing.



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

Tel: 01326 565016 | sales@thematherpartnership.co.uk | www.thematherpartnership.co.uk

OFFERS IN EXCESS OF £220,000

Location

Helston is famed for its historic Flora Day celebrations on 8th 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 early morning dance, a favourite of many Helstonians passes this property providing a perfect viewing spot! Helston was granted its charter in 1201 and was originally a thriving port. However, as the river silted up over the years, the port gradually ceased to be. Where the river joined the sea is now Cornwall's largest freshwater lake, separated from the sea by Loe Bar, a long sand bar. The bustling market town hosts a rich mixture of historic buildings of which this home is a fine example.

The modern town and surrounding area boast many Primary Schools. The nearest secondary schools are 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 also within a 10 minute drive of the thriving harbour and coastline at Porthleven which offers 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 Hallway
Lounge
Kitchen/Breakfast Room
Bedroom One
Bedroom Two
Shower Room

Outside

To the rear is a small low maintenance courtyard.

Agents Note

Our client has informed us that 86 & 88 Meneage Street have a right of way across the courtyard of Number 90 for access purposes. Number 90 has a right of access over the rear of Number 92, also for access purposes.

Council Tax Band - B

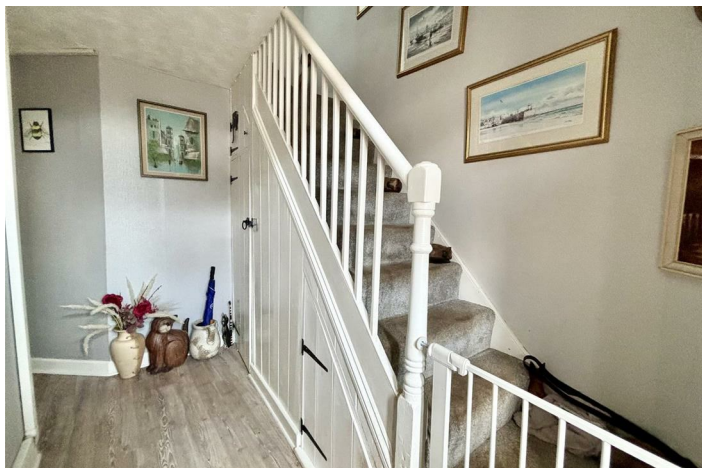
Services

Mains water, electricity





Boating Lake



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 90 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 45 | |
| (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 |

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/>





This plan is illustrative only,
its details cannot be relied upon and no liability is taken for any errors.

First Floor

Ground Floor

Total approx floor area: 670.8 ft² (62.3 m²)
 Ground Floor: 344.7 ft² (32.0 m²)
 First Floor: 326.1 ft² (30.3 m²)

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.

LB

84

68

MENEAGE STREET



98

Surgery

97

110

