

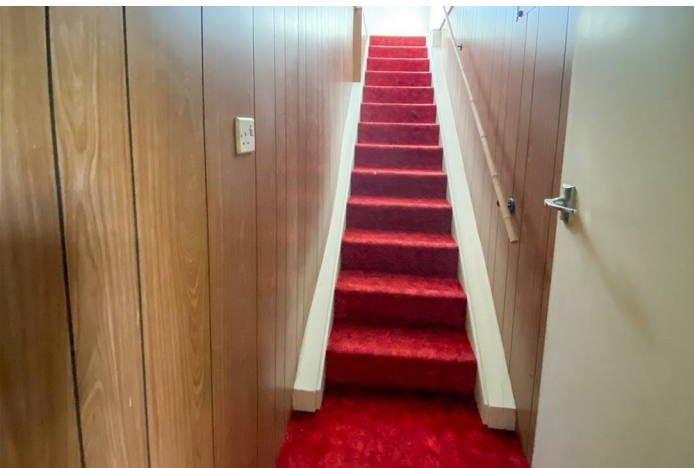
8 Penview Crescent
Helston, Cornwall TR13 8RX





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8 Penview Crescent offers an exciting opportunity for someone to create their dream family home just moments from Helston town centre. The property currently provides four bedrooms, two reception rooms, a kitchen/diner, two bathrooms, a tandem double garage and utility/cloakroom/store areas. Being a complete renovation project, this spacious home has bags of potential. The location of this property is a real highlight, not only being moments from the town centre but also being within close proximity to Helston Boating Lake and Penrose Walks.



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

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

GUIDE PRICE - £285,000

LOCATION

Helston is a historic market town, regarded as the gateway to The Lizard Peninsular, famous for the ancient Furry Dance and offering a good range of day to day facilities including shops, major supermarkets and a choice of primary schools as well as Helston Community College. Just a few minutes by car from Porthleven with it's traditional working harbour, sandy beach and cosmopolitan range of bars and restaurants. The Lizard Peninsular offers some truly stunning coastline including the beautiful Kynance Cove.

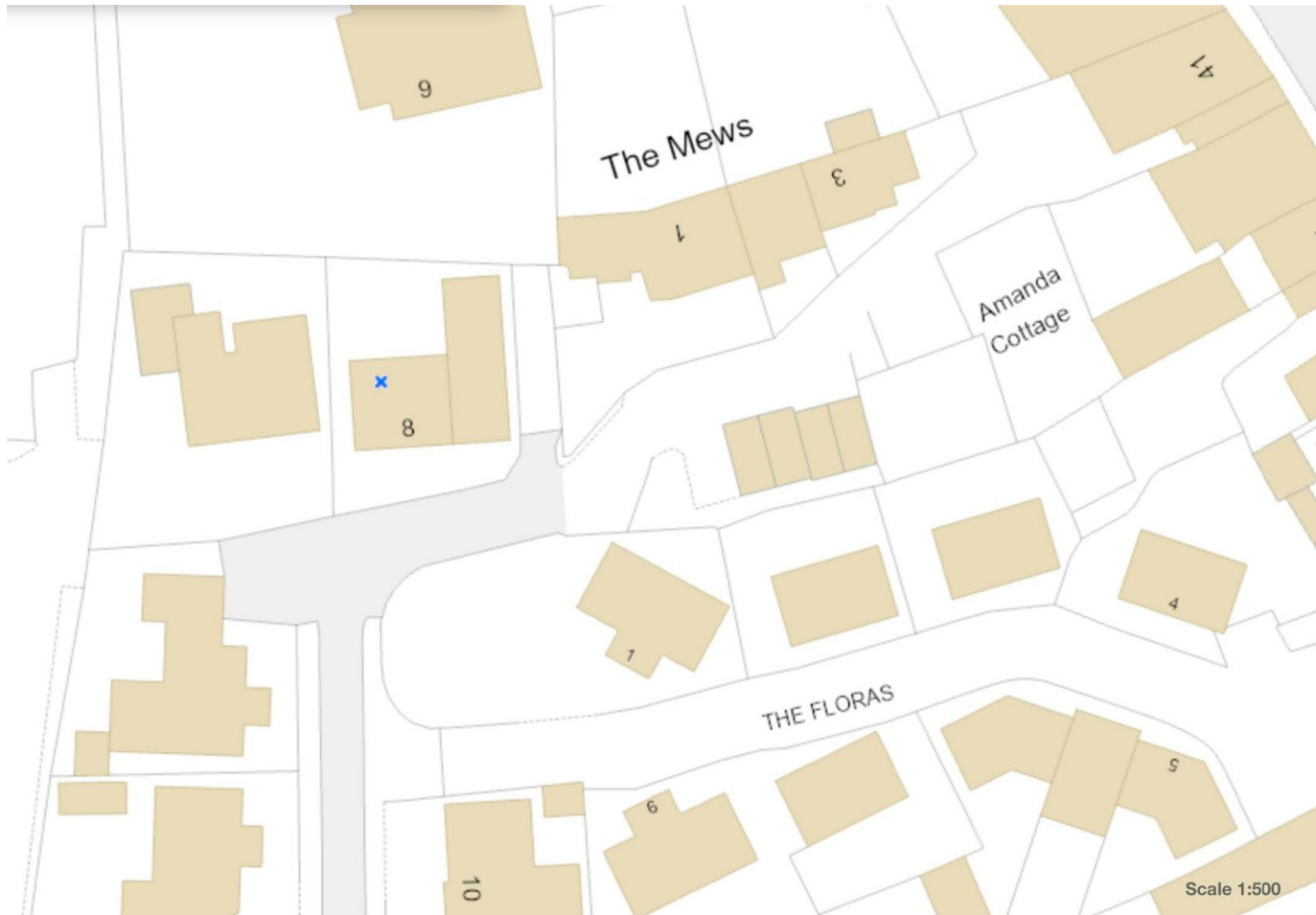
OUTSIDE

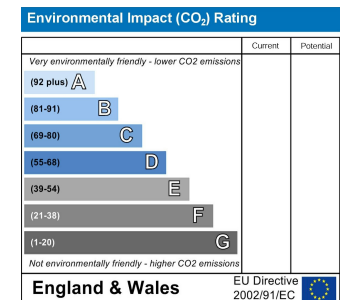
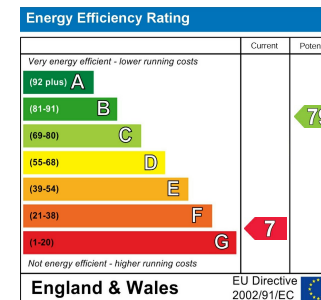
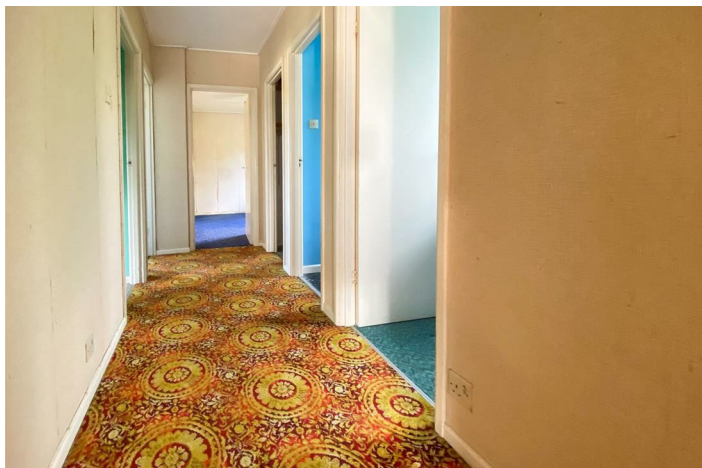
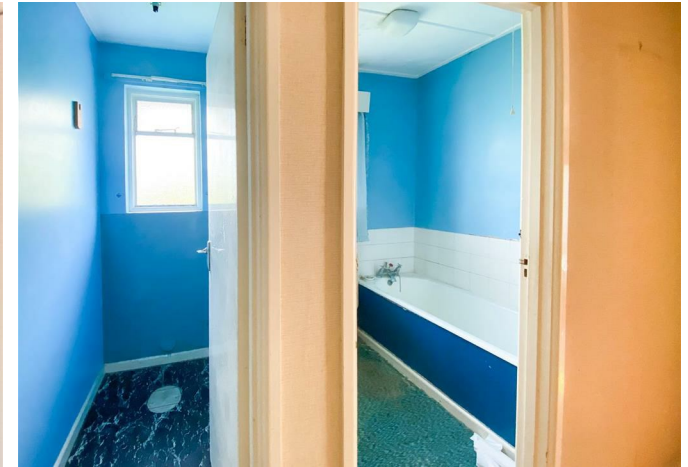
To the front of the property there an area of garden with a low wall which could potentially be utilised as driveway parking. A path leads around the side of the property to the rear garden. The rear garden is currently very overgrown.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX BAND C





ANTI MONEY LAUNDERING REGULATIONS

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

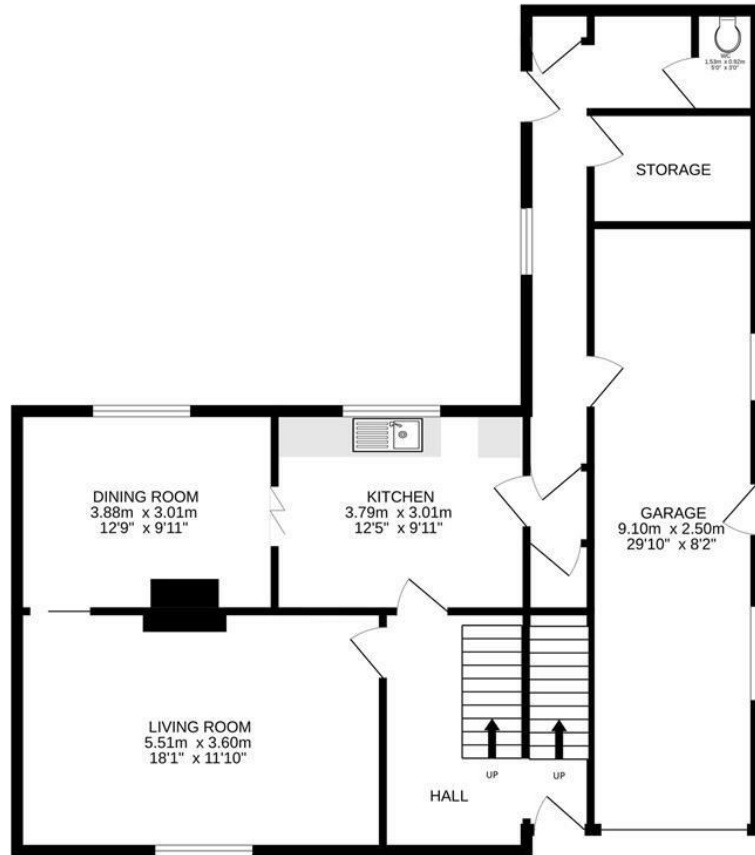
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

BROADBAND AND MOBILE PHONE COVERAGE

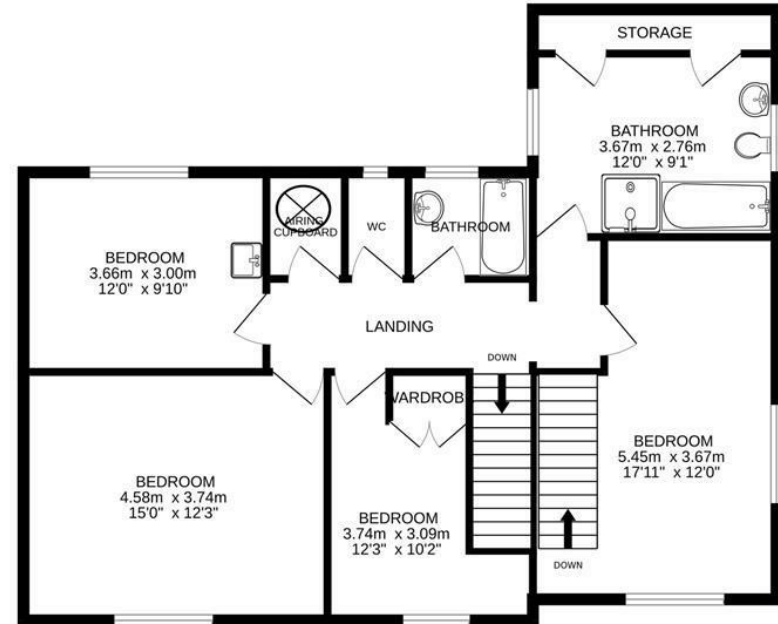
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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 test themselves as to the amount of double glazed units in the property.

