

5 Sea View Terrace Church Street Helston, Cornwall TR13 8NL



MATHER
PARTNERSHIP





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Welcome to this charming two bedroom terraced cottage, ideally situated close to the town centre and local schools. This delightful home has been meticulously finished to a high standard throughout, seamlessly blending modern comforts with original features. The cottage boasts a highly practical utility room that provides ample storage space, keeping your home organised and clutter free. The spacious kitchen/diner is perfect for entertaining friends and family, making it the heart of the home. The cosy living room, with its inviting log burner, creates a warm and relaxing atmosphere, perfect for unwinding after a long day. Upstairs, you will find two generously sized bedrooms, offering plenty of space and comfort, along with a well-proportioned bathroom that has been finished to a modern standard for easy convenience. To the front, there is an enclosed, low maintenance garden and a shed, perfect for enjoying sunny days.



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

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OFFERS IN EXCESS OF £230,000

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, this property is part of the historic 'old town' and is situated on the route of the morning and evening dance and the Hal an Tow, perfectly placed to enjoy the festivities and just a few moments walk from the town centre.

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

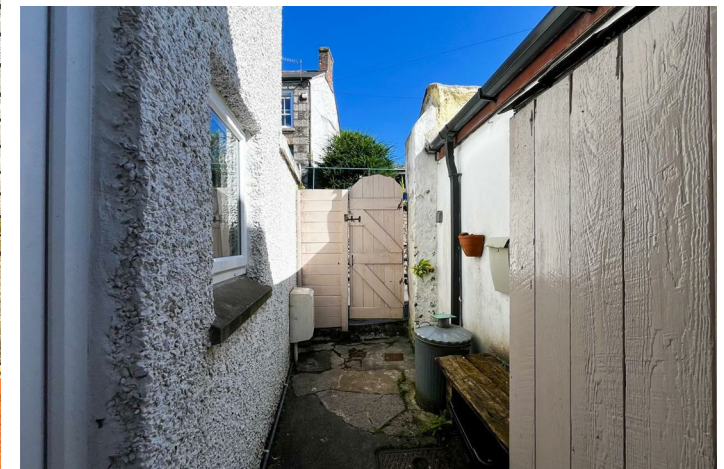
Utility Room
Kitchen/Diner
Living Room
Stairs to First Floor Landing
Bedroom One
Bedroom Two
Bathroom

Outside

To the front of the property is an enclosed garden that enjoys a really sunny aspect with views to St Michael's Church being mainly hard landscaped incorporating a paved patio and tiled pathway to pedestrian gate. There is a small area of artificial lawn plus a very useful garden shed. To the rear of the property is a courtyard where there is a useful shed.

Agents Note

Our client has informed us that there is a pedestrian right of way over the path to Church Street at the front of the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(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			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agents Note Two

There is a flying freehold.

Services

Mains gas, electricity, water and drainage.

Council Tax Band-B**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/>

Anti Money Laundering Regulations – Purchasers

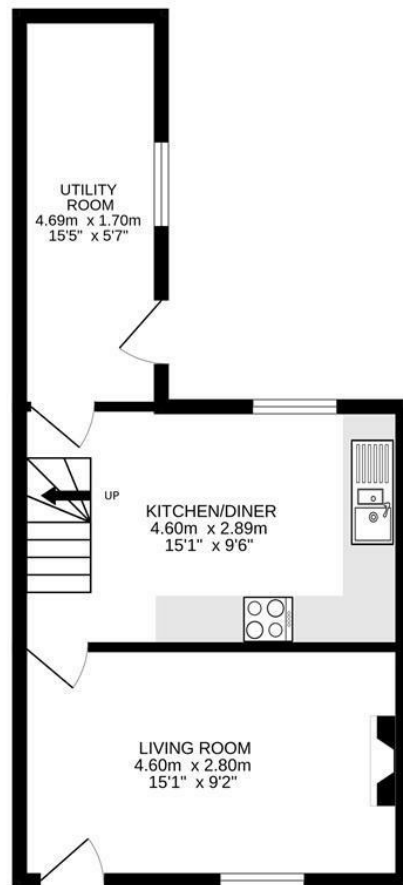
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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



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.

