

78 Gweal Wartha,  
Helston, TR13 0SN





# 78 Gweal Wartha, Helston, TR13 0SN

Welcome to this charming detached family home located in the sought-after area of Gweal Wartha in Helston. This property boasts three bedrooms, ideal for a growing family or those in need of extra space. Recently renovated throughout, this house offers a fresh and modern feel, ready for you to move in and make it your own. The spacious accommodation provides a comfortable living environment, perfect for both relaxing nights in and entertaining guests. Outside, you'll find a lovely garden where you can enjoy the outdoors, along with off-road parking and a garage, ensuring convenience for your vehicles and storage needs. Situated in a convenient location within close proximity to the town centre, you'll have easy access to local amenities, schools, and transport links, making daily life a breeze. Don't miss out on the opportunity to own this wonderful property that combines comfort, style, and practicality in one desirable package. Contact us today to arrange a viewing and make this house your new home!



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

**Tel: 01326 565016 | [sales@thematherpartnership.co.uk](mailto:sales@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**Guide price - £315,000**

**Location**

Being within close proximity to local supermarkets and the town centre this property offers a convenient location to access the facilities of the town. Helston is famed for it's 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 hall
- Living room
- Kitchen dining room
- Bedroom
- Bedroom
- Bedroom
- Bathroom

**Outside**

The property benefits from a good size garden chiefly laid to lawn with established borders featuring fencing and Cornish stone walling. There is also off road parking in front of a good size garage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>		<b>71</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## Services

Mains water, electricity, drainage and gas. Freehold tenure.

## Council Tax - Band D

## 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

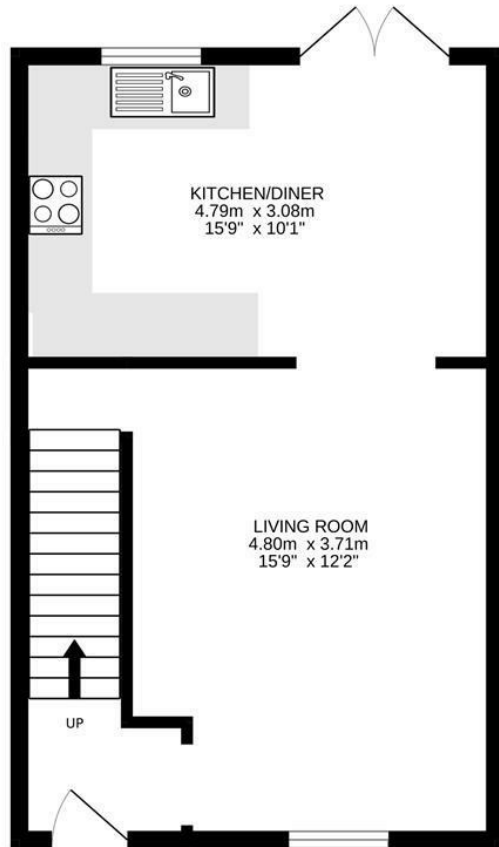
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

## Broadband & Mobile Phone Coverage

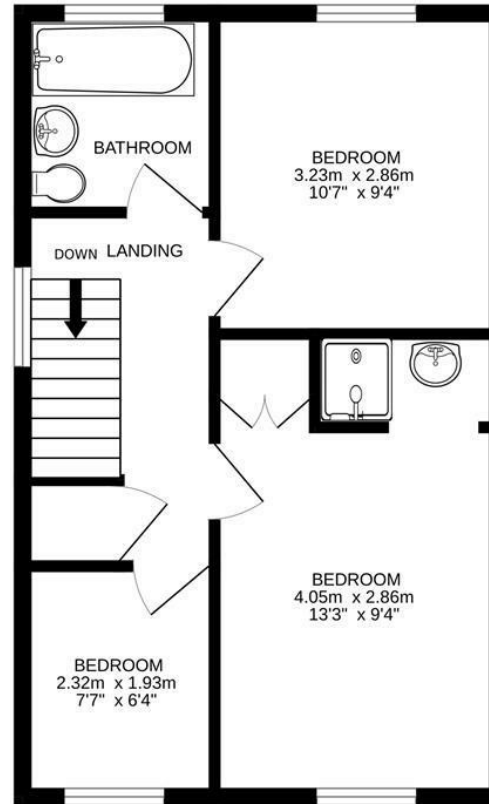
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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.



PROPERTY SOLD  
BY THE DEVELOPER  
FOR SALE BY  
AGENTS

