

2 Chygothow St Johns Road
Helston, TR13 8HZ



MATHER
PARTNERSHIP



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This three bedroom semi detached house is ideally located close to the town centre, boating lake, and Penrose Estate. The heart of the home is the spacious lounge/diner, offering a fantastic social environment for friends and family gatherings.

The kitchen, conveniently situated just off the lounge/diner, allows you to stay connected to the social atmosphere while keeping food smells contained. It features ample storage units and space for a small table, perfect for intimate occasions. The rear porch is practical for removing dirty shoes, ensuring the main home remains clean. Upstairs, you'll find three well proportioned bedrooms and a family bathroom. Outside, the enclosed rear garden is low maintenance, making it easy to manage and enjoy outdoor seating.



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

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GUIDE PRICE £265,000

Location

The property is situated just a stones throw from the heart of the historic market town of Helston. Helston is a traditional town which offers a wide range of day to day facilities including shops, pubs, restaurants and major supermarkets. There are several Primary Schools and a large Secondary School with provisions for further education. Close by and within walking distance of this property is the Coronation Lake and National Trust Penrose walks offering a host of beautiful walks. Helston also offers access to the nearby Lizard Peninsular with stunning walks along the south west coastal path and access to many beaches including Poldhu and Kynance Cove.

Accommodation

Entrance Hallway
Lounge/Diner
Kitchen/Diner

Rear Porch
Stairs to First Floor Landing
Bedroom Three
Bedroom Two
Bedroom One Family Bathroom

Outside

The rear enclosed garden is split into a patio area and graveled section, ideal for outdoor seating and making it easy to maintain. There are mature shrubs to the boarder proving a good level of privacy and colour.

Parking

Off road parking for two vehicles.

Services

Mains water, drainage, electricity. Gas Central Heating

Council Tax Band- C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		72	
(39-54) E			
(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

Agents Note

Our client has informed us that the property enjoys pedestrian and vehicular access through the Shared Parking area to their designated parking spaces.

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

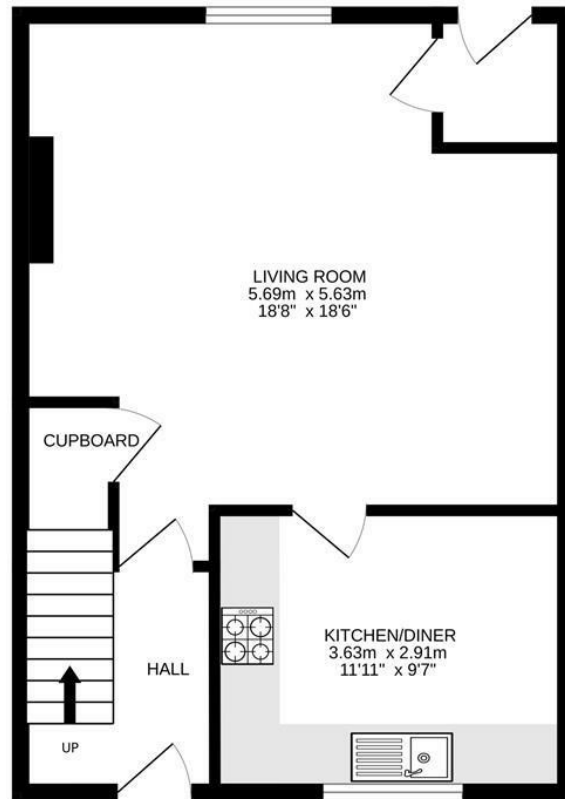
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

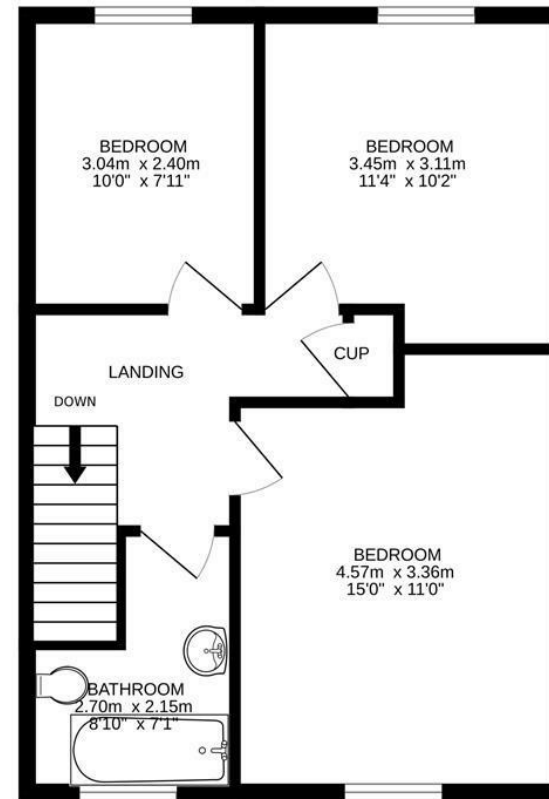
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



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.

