

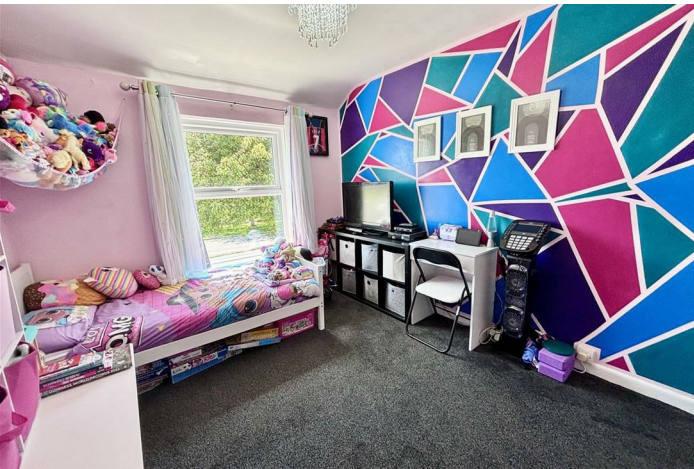
29 Trengrouse Way  
Helston, Cornwall TR13 8AE





# 29 Trengrouse Way Helston, Cornwall TR13 8AE

Terraced house located on Trengrouse Way in the picturesque town of Helston. This delightful property boasts three bedrooms, perfect for a growing family or those in need of extra space. As you step inside, you are greeted by a spacious lounge/dining room, ideal for entertaining guests or simply relaxing with your loved ones. The fitted kitchen offers ample storage and workspace. One of the highlights of this property is the lovely enclosed rear garden, providing a peaceful retreat where you can enjoy the outdoor. Great for hosting your summer barbecue in this tranquil setting. Additionally, there is a versatile outbuilding on the premises, offering the perfect space to work from home or set up your own personal gym. With the convenience of a WC in the outbuilding, you have everything you need right at your fingertips. Located within walking distance to the town and supermarket, this property offers both convenience and easy access to amenities. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and start envisioning the possibilities that this property has to offer.



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

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**Guide Price - £245,000**

**Location**

The property is situated within walking distance to the centre of Helston, supermarket and Primary school. Helston is famed for its historic Flora Day celebrations on 8 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 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. Helston is widely regarded as the gateway to the stunning Lizard Peninsula and is within a 10 minute drive of the thriving harbour and coastline at Porthleven offering 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 Hall

Lounge/Dining Room

Kitchen

Landing

Bedroom One

Bedroom Two

Bedroom Three

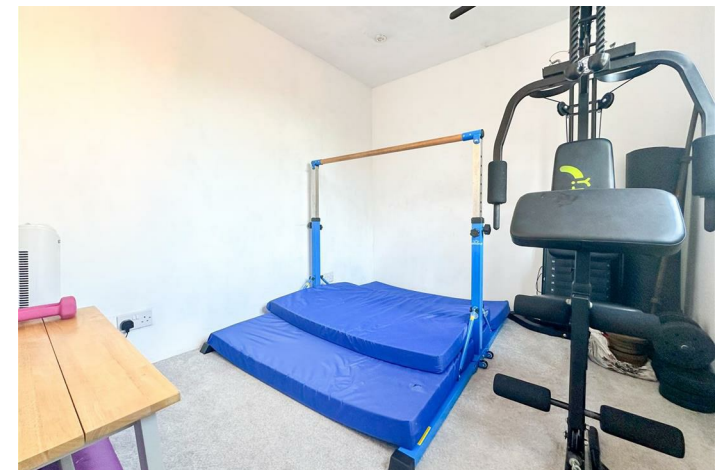
Bathroom

**Outside**

To shared path leads to the front garden and also to the handy side gate into the garden. The rear garden is enclosed and laid to patio and lawn. There is also a children's play section which has been laid with rubber chippings.

**Outbuilding**

In the rear garden, the outbuilding is extremely versatile. There is a good size space which is currently being used as a gym but could also be good for those looking to work from home. There is also a useful WC and shower room.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</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, gas and drainage.

**Agents Note**

Our client has informed us that the pathway is shared with the neighbouring property.

**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**

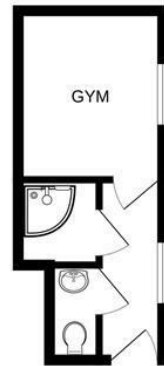
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

**Proof of Finances**

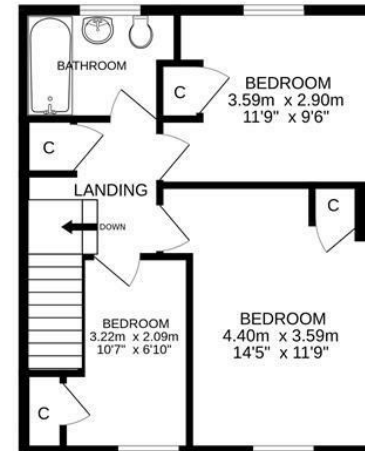
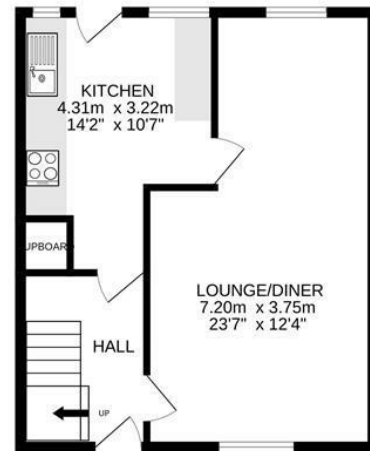
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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.

