

15 West Close
Helston, TR13 8LD







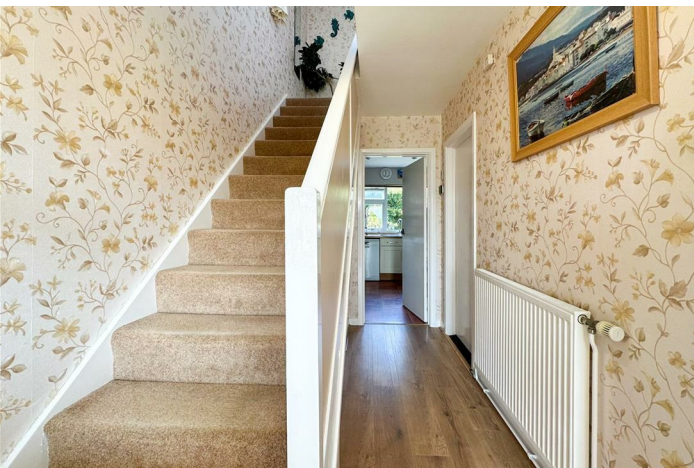
15 West Close Helston, TR13 8LD

Nestled in a popular cul-de-sac, this charming three bedroom semi-detached house offers the perfect blend of convenience and comfort. Located within close proximity to a supermarket, school, and sports centre, it ensures all your daily needs are just a stone's throw away.

As you step into the entrance porch, you'll find the perfect spot to remove dirty shoes, keeping the rest of the house clean and tidy. The large living area provides a welcoming space to unwind after a long day, seamlessly flowing into the dining room. This dining area, with its patio door leading to the garden, sets the stage for both casual meals and formal occasions.

The kitchen, conveniently situated just off the dining room, allows you to stay connected with family and friends while preparing meals. A practical utility room keeps all your white goods out of sight, maintaining a clutter-free environment.

Upstairs, a larger-than-average landing, bathed in natural light from a well placed window, leads to three well proportioned bedrooms and a family bathroom. The rear of the property boasts an enclosed garden, featuring a patio section and a lawn area, perfect for family activities and outdoor relaxation.



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

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GUIDE PRICE £330,000

Location

West Close is a popular residential area located on the north side of the town. Helston and the surrounding nearby areas boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. The town has a leisure centre with a swimming pool and large gym and many amenity areas including the boating lake and the beautiful National Trust Penrose Woods. The property is a short drive from the stunning Lizard Peninsula and within a 10 minute drive of the thriving harbour and coastline at Porthleven. The city of Truro and the towns of Falmouth, Redruth, Penzance and Hayle are all within a 20 to 30 minute drive.

Accommodation

Entrance Porch
Hallway
Living Room

Dining Room
Kitchen
Utility Room
Stairs to Landing
Bathroom
Bedroom Two
Bedroom One
Bedroom Three

Outside

The garden to the rear features a patio area that extends from the kitchen and dining room, making it perfect for alfresco dining. The remainder of the garden is predominantly laid to lawn, providing ample space for various garden activities. Additionally, there is a shed offering extra storage. At the front, there is an area of lawn that could be converted into additional parking if needed.

Garage

Providing a good amount of storage with electricity inside.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		72	
(69-80) C			
(55-68) D			
(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

Parking

Driveway parking for one vehicle

Services

Mains water, drainage and electricity. Gas central heating.

Council Tax Band- C**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

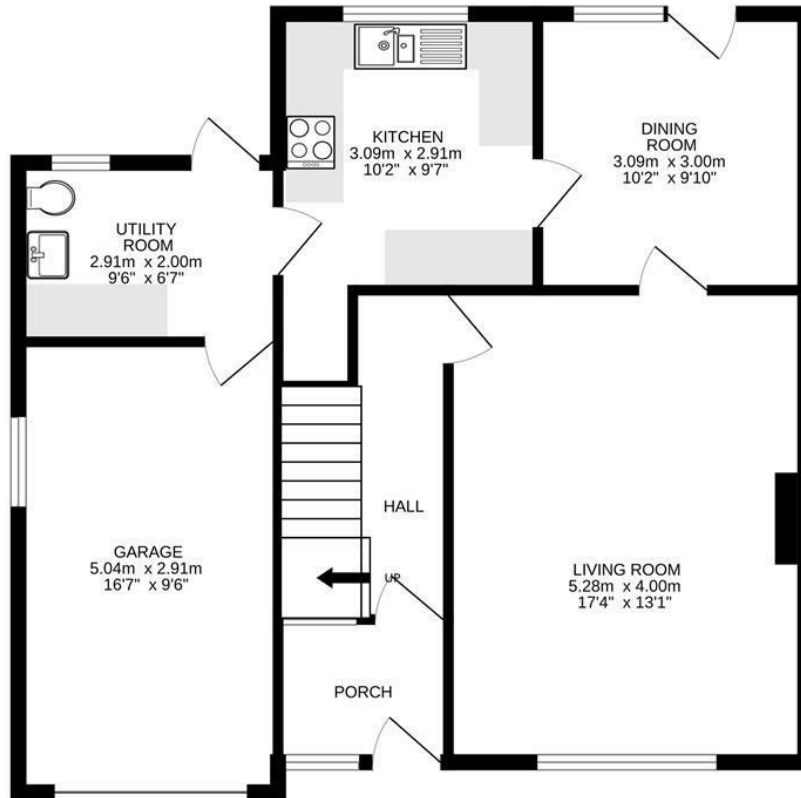
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

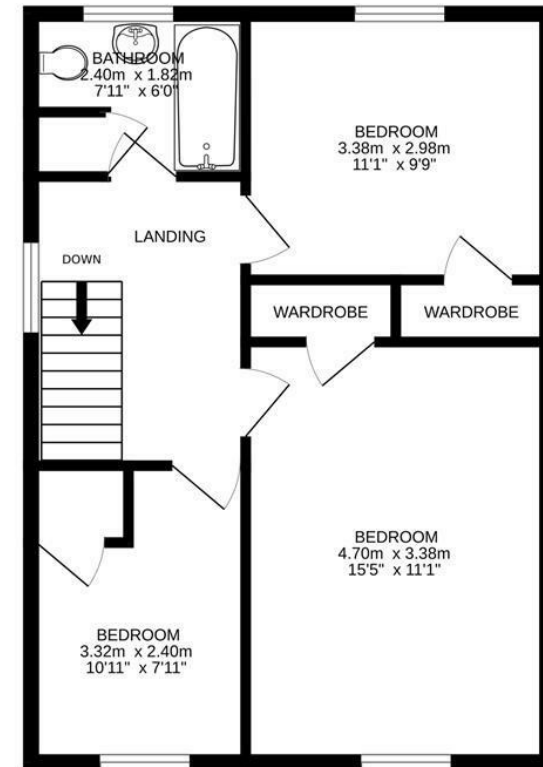
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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.



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