

11 Seneschall Park
Helston, Cornwall TR13 8GA



MATHER
PARTNERSHIP



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Nestled in a popular cul-de-sac, this fantastic three bedroom semi-detached house offers an ideal family home within close proximity to schools, a sports centre, and scenic woodland walks. The recently updated kitchen boasts a modern finish, providing ample storage and worktop space to meet all your culinary needs. The spacious living room is bathed in natural light, thanks to the large window and external door that opens onto the garden, creating a bright and airy atmosphere. Upstairs, you will find three well-proportioned bedrooms and a family bathroom. The enclosed rear garden is a blank canvas, ready for your personal touch, featuring a well maintained lawn and two patio areas perfect for outdoor seating and enjoying the sun.



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

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GUIDE PRICE £290,000

Location

Seneschall Park is a desirable residential area located on the North side of the town. This property has a great size plot with plenty of driveway parking, spacious living accommodation and a lovely size garden. 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, Penzance and Hayle are all within a 20 to 30 minute drive.

Accommodation

Entrance Hallway
Cloakroom

Kitchen
Lounge/Diner
Stairs to First Floor Landing
Bedroom One
Bedroom Two
Bedroom Three
Bathroom

Outside

To the front of the property there is a small low maintenance garden area whilst to the rear is an enclosed garden which is laid to lawn, decking and patio.

Parking

There is one allocated parking space in front of the garage.

Services

Mains water, electricity and drainage. Gas central heating.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	85
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

Council Tax Band- C

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

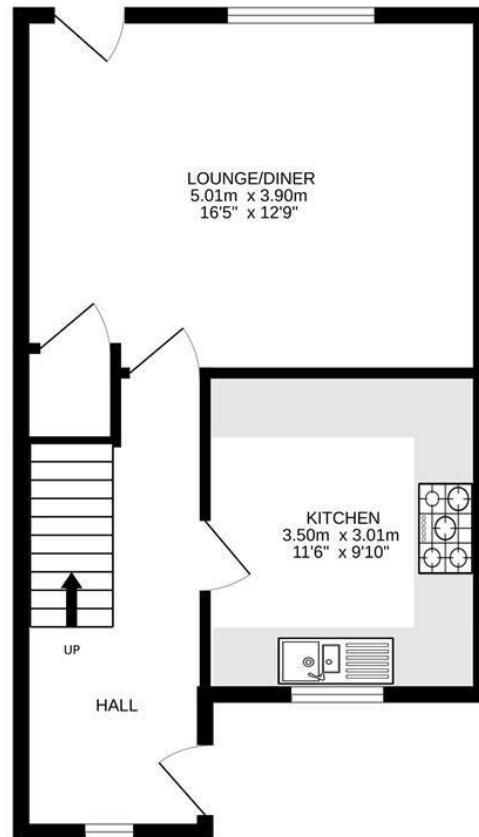
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finance-Purchasers

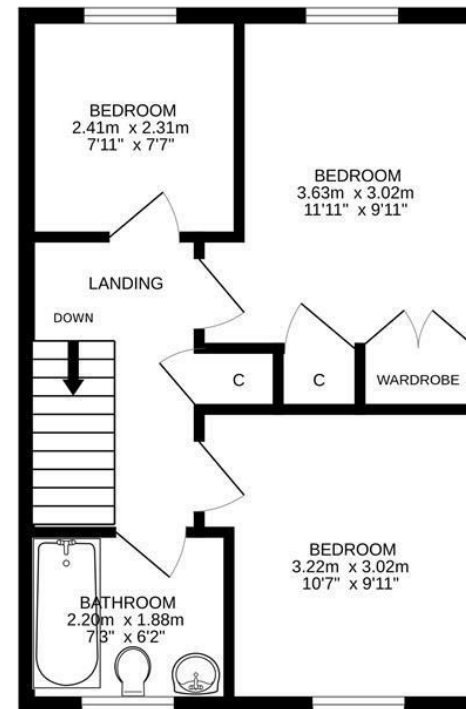
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



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.

