

81 Trenethick Parc
Helston, Cornwall TR13 8LT





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Welcome to this inviting three bedroom terraced house, nestled in the popular residential area of Helston and within close proximity to local schools, shops, and the town centre. Step into the practical porch, which opens into the living room featuring an open fire creating a warm and cosy atmosphere. The hub of the home is the light and airy kitchen/diner, perfect for entertaining friends and family with doors leading out to the rear garden. Upstairs, there are three well proportioned bedrooms and a recently modernised bathroom. Outside, there is a low-maintenance garden, ideal for outdoor seating and alfresco dining.



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

Tel: 01326 565016 | sales@thematherpartnership.co.uk | www.thematherpartnership.co.uk

GUIDE PRICE £250,000

Location

Trenethick Parc 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
Living Room
Kitchen/Diner

Rear Porch
Stairs to Landing
Bathroom
Bedroom Two
Bedroom One
Bedroom Three

Outside

To the rear there is a low maintenance patioed garden ideal for outdoor seating. To the front there is a small area of lawn.

Garage

In a block of garages with an up and over door providing useful storage.

Council Tax Band- B

Services

Mains water, electricity, drainage. Gas central Heating.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			70
(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

Agents Note

Prospective purchasers should be aware that one of the vendors is related to a member of staff at The Mather Partnership.

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>

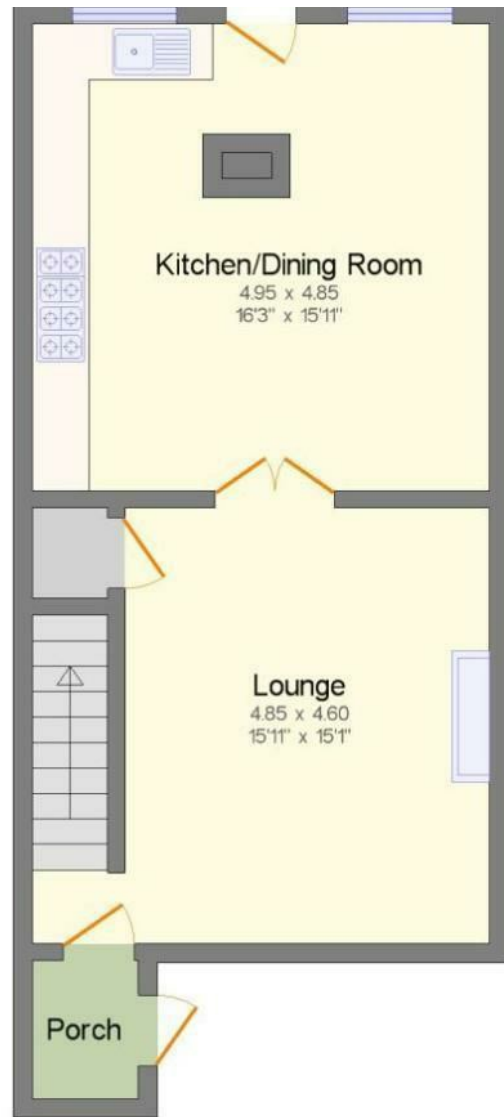
Anti-Money Laundering Regulations

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





This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

Ground Floor



First Floor

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.

