

13 Nettles Hill

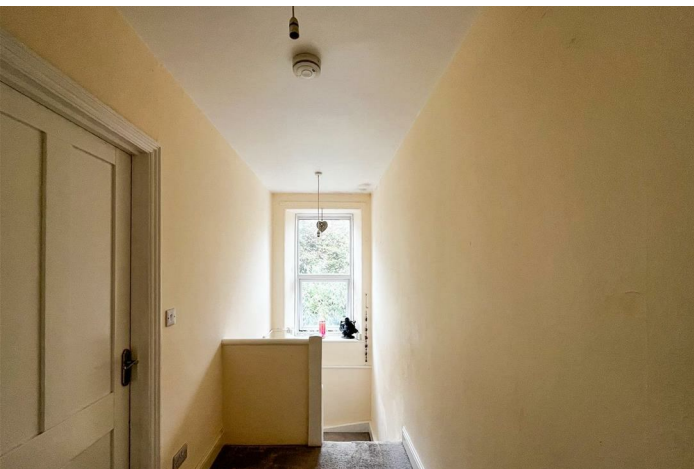
Helston, TR13 8HD





13 Nettles Hill Helston, TR13 8HD

****BEING SOLD WITH NO ONWARD CHAIN**** This charming three bedroom property, situated within close proximity to the town centre, supermarket, and Penrose Estate, offers an exciting opportunity for those looking to create their dream home. While it requires modernisation throughout, the potential is undeniable. The living room is light and airy, providing a welcoming atmosphere. The kitchen/diner serves as a lovely social space, perfect for entertaining friends and family, with plenty of storage and a practical utility room that offers additional storage and worktop space. The seller has cleverly utilised an area as a workstation, ideal for working from home, with the family bathroom conveniently located just off this space. Outside, the low-maintenance back garden is perfect for outdoor seating. Upstairs, you will find three well proportioned bedrooms, each offering ample space and comfort.



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

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OFFERS IN EXCESS OF £200,000

Location

Helston is famed for its historic Flora Day celebrations on May 8th 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. This property is situated at the heart of the old town and perfectly placed to enjoy Flora Day! 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

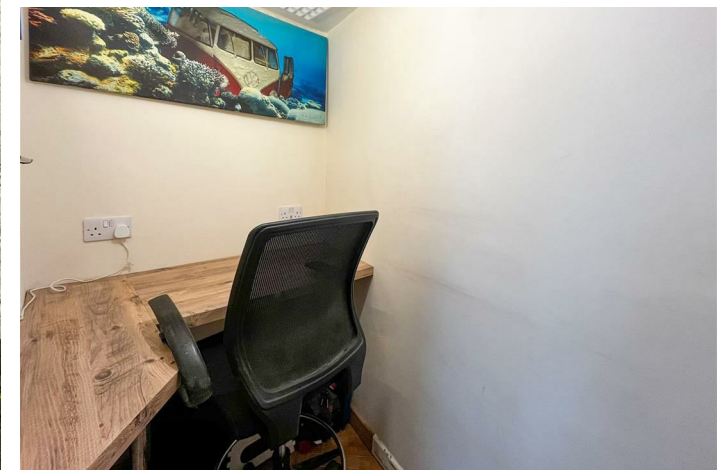
Entrance Hallway
Living Room
Kitchen/Diner
Utility Room
Study Area
Bathroom
Stairs to Landing
Bedroom One
Bedroom Two
Bedroom Three

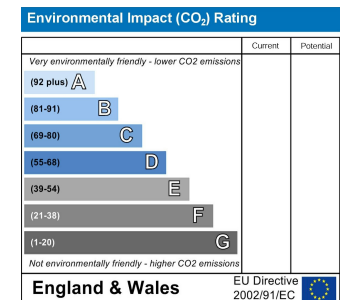
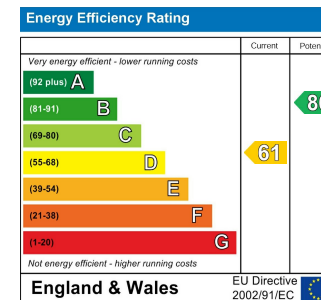
Outside

To the rear there is a low maintenance courtyard.

Services

Mains water, drainage and electricity. Gas central heating.





Council Tax Band-B

Agents Note

Our client has informed us that the pathway enjoys shared access with the neighboring property.

Agents Note Two

Our client has informed us that the property has a flying freehold over the walkway between two of the cottages.

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>

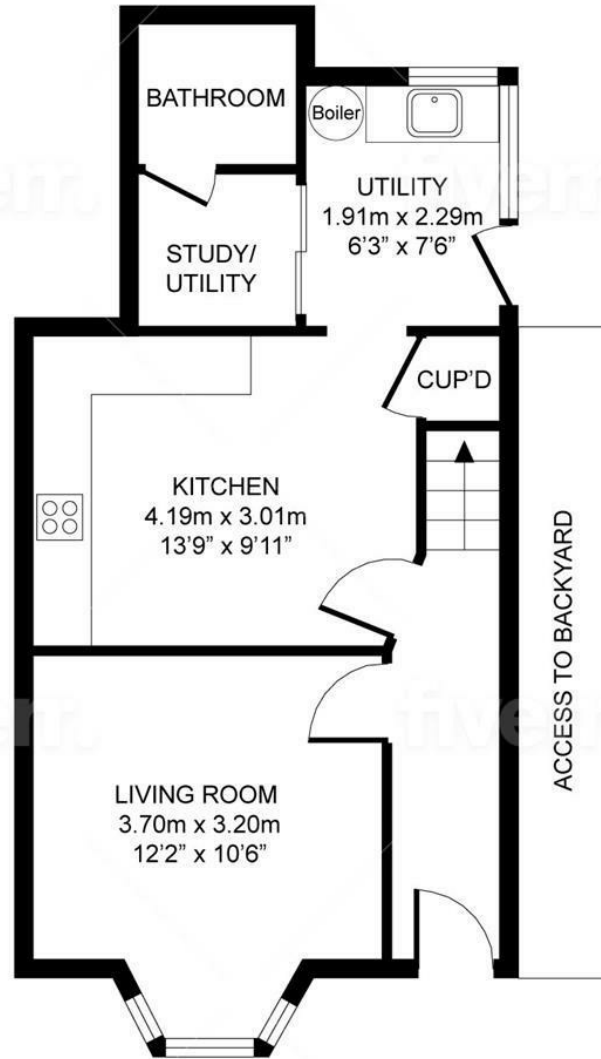
Anti-Money Laundering Regulations

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.

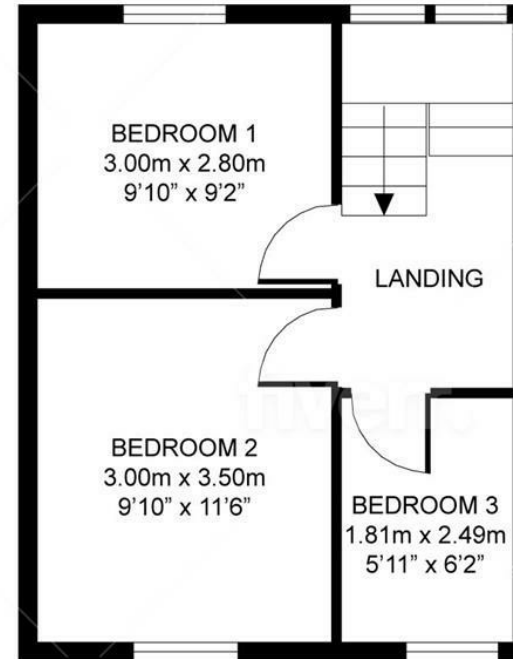
Proof of Finances

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





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.

