

80 Manor Way
Helston, Cornwall TR13 8LZ

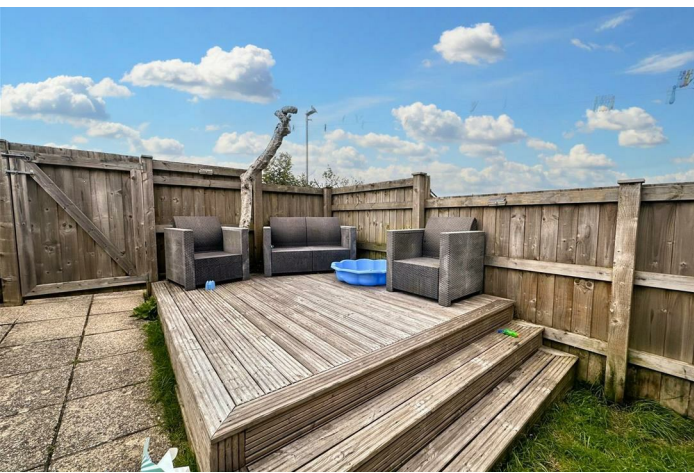






80 Manor Way Helston, Cornwall TR13 8LZ

This two bedroom property offers spacious accommodation throughout, featuring two generously sized double bedrooms. The living area is light and airy, creating a welcoming atmosphere, while the kitchen/diner provides a lovely social environment perfect for gatherings. Outside, you'll find an enclosed garden to the rear, ideal for relaxation and outdoor activities. Additionally, there is a garage located in a nearby block for convenient parking or extra storage.



Situated in a popular yet quiet residential location, the property is well set back from the road, ensuring peace and privacy. It offers convenient access to local amenities, including Tesco, and is well served by the local bus route, making it an ideal choice for those seeking both comfort and convenience.



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

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GUIDE PRICE £225,000

Location

Manor Way is a desirable residential area within the town and is perfectly placed to access the town centre and surrounding amenities. The property is close to the local play park - ideal for those with children. Helston and the 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 other facilities 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.

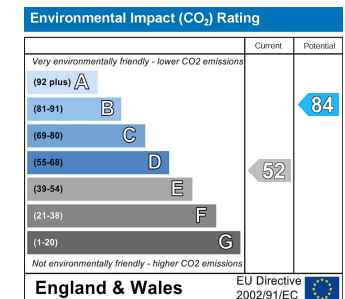
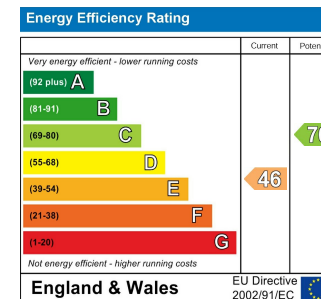
Accommodation

- Entrance Porch
- Living Room
- Kitchen/Diner
- Stairs to Landing
- Landing
- Bathroom
- Bedroom Two
- Bedroom One

Outside

To the front the property is approached via a pathway with lawned area to one side, there is a small patio to the immediate front of the property. To the rear of the property is an enclosed garden offering a patio area, established beds and borders and an area of lawn. There is a single garage situated in a nearby block.





Services

Mains water, electricity and drainage.

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

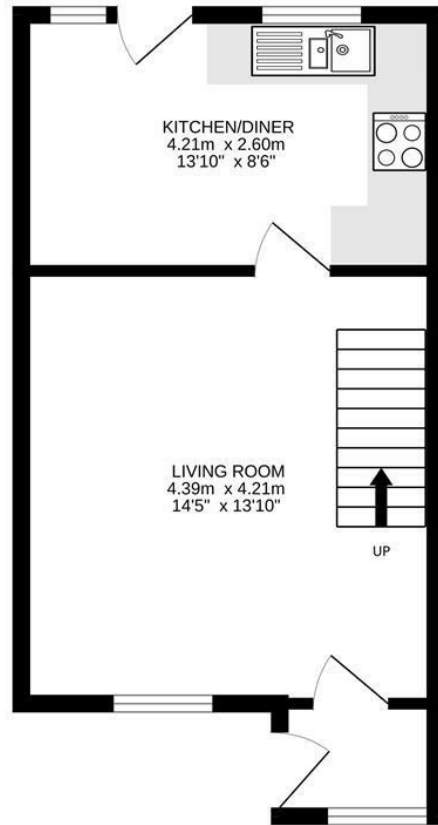
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

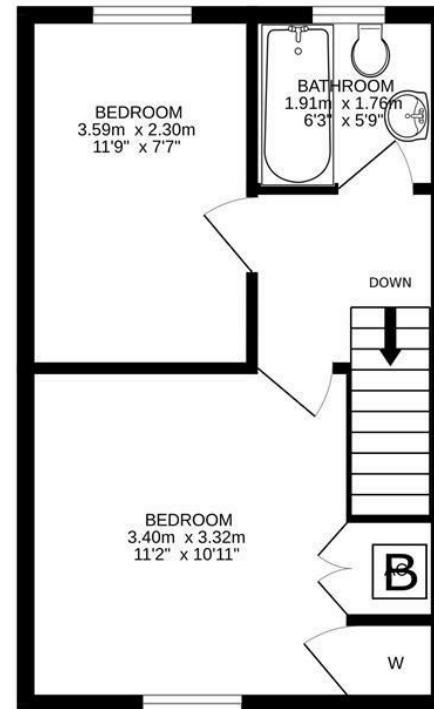
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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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