

11 Trenethick Avenue  
Helston, TR13 8LU











# 11 Trenethick Avenue Helston, TR13 8LU

Nestled on the outskirts of Helston, this spacious and well-presented detached bungalow offers an exceptional living experience. Boasting four generously sized bedrooms, this property is perfect for families or those seeking extra space. The large lounge provides a welcoming atmosphere, ideal for relaxation or entertaining guests, while the well-appointed kitchen is designed for both functionality and style. Occupying a generous corner plot, this bungalow benefits from ample natural light and a sense of openness. The property features a modern shower room and a separate WC ensuring convenience for all residents. Additionally, off-road parking for multiple vehicles and a garage provide practical solutions for your parking needs. Situated in a sought-after residential area, this home offers peace & quiet, as well as being within a short distance to local amenities, schools, and parks, making it an ideal location for families. The combination of space, comfort, and a prime location makes this bungalow a truly desirable property.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA  
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**Guide price - £440,000**

**Location**

Helston is famed for its historic Flora Day celebrations on 8 May 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. 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.

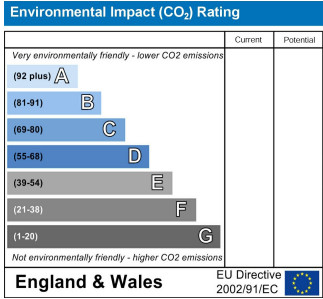
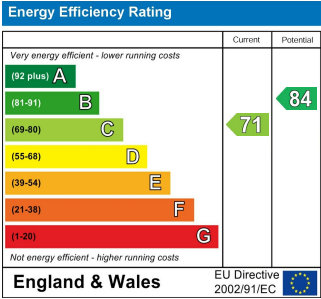
**Accommodation**

Entrance porch  
Hallway  
Lounge dining room  
Breakfast room  
Kitchen  
Utility room  
WC  
Bedroom  
Bedroom  
Bedroom  
Bedroom  
Shower room

**Outside**









**Garage & parking****Council Tax Band D****Services**

Mains water, electricity, drainage and gas. Freehold tenure.

**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**

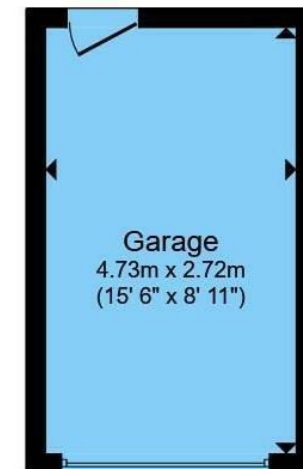
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale







**Floor Plan**



**Garage**

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.



