

# Treyarnon, Sanctuary Lane Helston, TR13 8UG





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This three bedroom detached bungalow is ideally situated within close proximity to the town centre and supermarket. While the bungalow requires updating, it offers tremendous potential for transformation and has already been extended to fully maximise the available space. Inside, you'll find a light and airy living room with distant countryside views, and a sociable kitchen/diner that opens out to the rear garden. The well proportioned bedrooms, with two having been extended, provide ample space for comfort and relaxation with a family bathroom completing the internal layout. Outside, the rear garden has been thoughtfully landscaped for easy maintenance and includes a garage and an outbuilding, offering a fantastic amount of storage.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,  
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**GUIDE PRICE £298,800**

**Location**

The property is situated within walking distance to the centre of Helston, supermarket and Primary school. Helston is famed for its historic Flora Day celebrations on 8th 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

Living Room

Kitchen/Diner

Bedroom Three

Cloakroom

Bedroom Two

Bedroom One

Bathroom

**Outside**

The rear of the property features a low maintenance garden with a section of lawn bordered by chippings. In the far corner, there's an additional area of chippings, perfect for outdoor seating. At the front, you'll find a well maintained lawn area.

**Garage**

Providing useful storage with electricity inside.

**Outbuilding**

Providing useful storage as well as the ideal workshop.





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 83                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 56      |                         |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

**Parking**

A driveway providing off road parking for several vehicles.

**Services**

Mains water, drainage and electricity. Mains gas.

**Council Tax Band-D****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.

**Broadband & Mobile Phone Coverage**

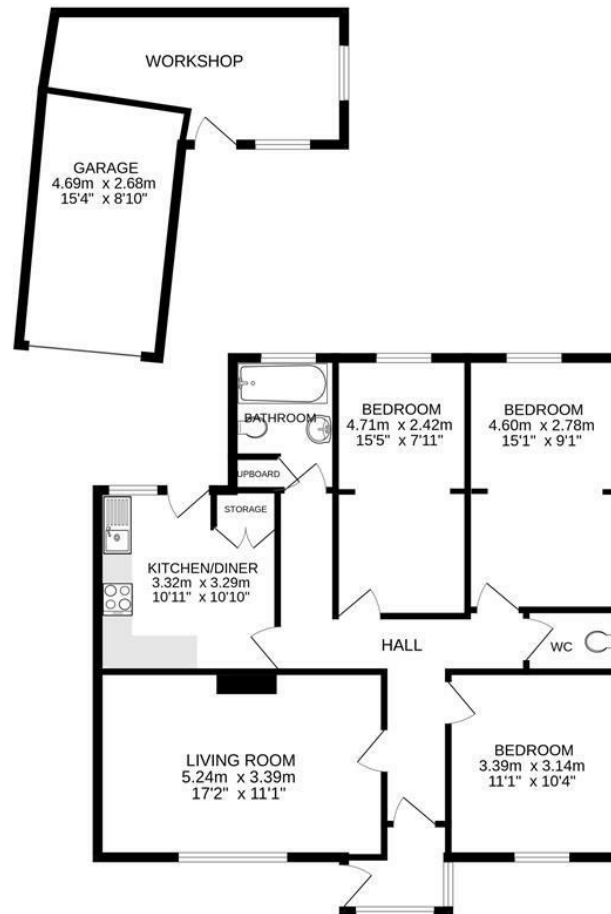
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

**What3Words**

///having.piled.instincts



# GROUND 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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