

49 Manor Close Helston, TR13 8LX







49 Manor Close Helston, TR13 8LX

This fantastic three bedroom detached bungalow has been updated throughout, offering a modern and stylish living space. The kitchen/diner serves as the heart of the home, featuring an abundance of unit and worktop space, perfect for preparing meals and entertaining guests. The dining room is adjacent to the kitchen, creating a seamless flow between cooking and dining. The utility room provides convenient storage to house all necessary white goods, keeping them out of sight and maximising the overall functionality of the home. The living room is light and airy, serving as a comfortable space for the whole family to relax and unwind. With ample room for a sofa and other furnishings, this room is perfect for cozy evenings spent in front of the television. The patio doors open up to the garden, allowing for an effortless indoor-outdoor lifestyle. The family bathroom has been finished to a high standard showcasing an easy to maintain finish. The three bedrooms are generously proportioned, providing ample space for storage. The main bedroom benefits from an en-suite bathroom, offering added convenience and privacy. Stepping into the rear garden reveals a remarkable transformation. A lush green lawn takes center stage, perfect for outdoor games and leisure. Accompanied by a well designed patio and decked area, you can effortlessly follow the sun's path throughout the day, enjoying every moment of outdoor living. A generously sized shed offers practical storage solutions for garden essentials, from furniture to bikes. At the front of the property, an additional lawn area adds to the curb appeal while providing a sense of openness. Off road parking is available for two cars, ensuring convenience and peace of mind.



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

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

GUIDE PRICE £375,000

Location

Manor Close is a desirable residential area located on the North side of the town. Helston boasts 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, Penzance and Hayle are all within a 20 to 30 minute drive.

Accommodation

Entrance Hallway
Bedroom Three
Bedroom Two
Lounge

Bathroom
Utility Room
Kitchen/Diner
Bedroom One with Ensuite

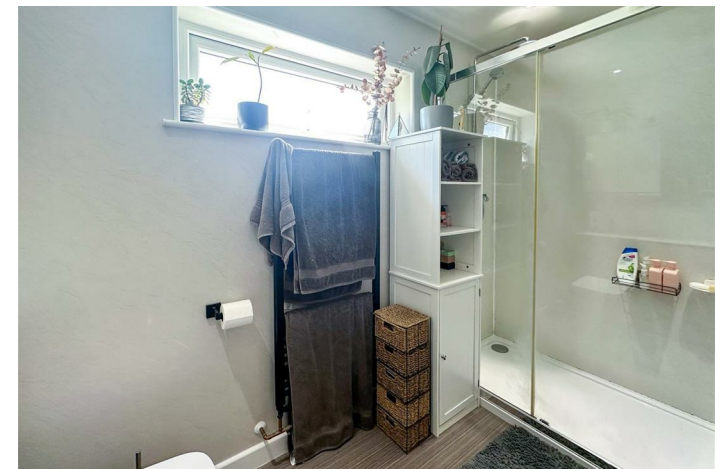
Outside

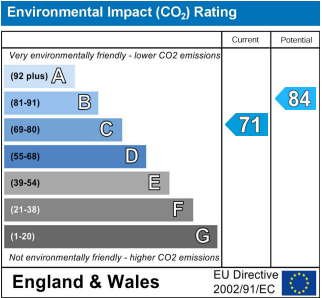
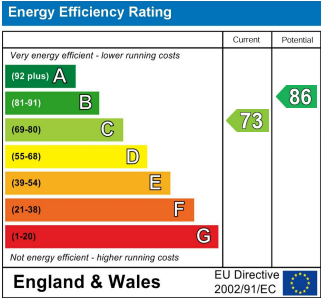
To the front of the property is a driveway providing off road parking. There is an attractive lawned garden with established beds and borders, useful outside tap and external power points. Pathways lead around both sides of the property offering secure gated access to the rear garden which is a particular feature of the property, is of good size and offers extremely well maintained gardens comprising a large lawned area, raised decked area and patio to the outside. There are additional external power points and taps. The gardens are fully enclosed offering a safe and secure environment for both children and pets.

Services

Mains gas, electricity, water and drainage.

Council Tax Band- D





Agents Note

Perspective purchasers should be aware of the nearby housing development with the following reference number - PA24/07551.

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.

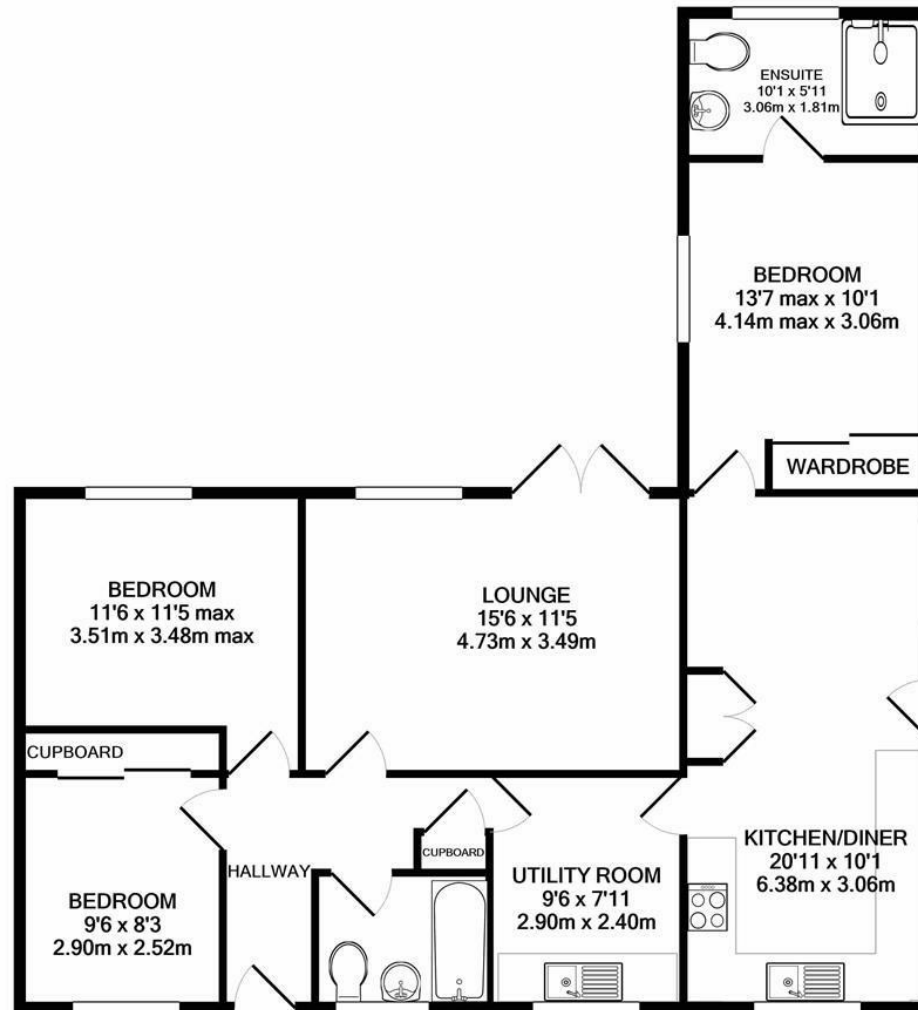
Proof of Finances

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.

What3Words

///callers.firework.discloses





TOTAL APPROX. FLOOR AREA 972 SQ.FT. (90.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019

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.

