

11 Park An Fenten
Helston, TR13 0FJ







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Welcome to this modern three bedroom detached house, meticulously finished to a high standard and perfectly situated for easy access to the town centre and picturesque countryside walks. As you step into the hallway, you'll be greeted by a spacious and light filled living room, providing an inviting atmosphere. The sociable kitchen/diner is well equipped with ample storage and space for a large dining table, making it an ideal spot for entertaining family and friends. Upstairs, you'll find a well appointed family bathroom and three double bedrooms, each offering generous space. The master bedroom is further enhanced by a stylish ensuite, adding a touch of luxury. Outside, the rear garden is tiered and features both a patio area and a lawn, creating a perfect space for children to play and for adults to unwind.



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

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GUIDE PRICE £323,400**Location**

Park an Fenten is a desirable residential area within the town and is perfectly placed to access the town centre and surrounding amenities. The property backs onto an area of green - ideal for those with dogs or 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 Hallway

Cloakroom

Living Room

Kitchen/Diner

Stairs to Landing

Bedroom One with En-suite

Bedroom Two

Bedroom Three

Family Bathroom

Outside

The enclosed rear garden has a patio area ideal for outdoor seating with steps leading up to a raised lawned area. The gate leads around to the parking area. There is also space for a shed providing additional storage.

Parking

Driveway parking providing off road parking for two vehicles.

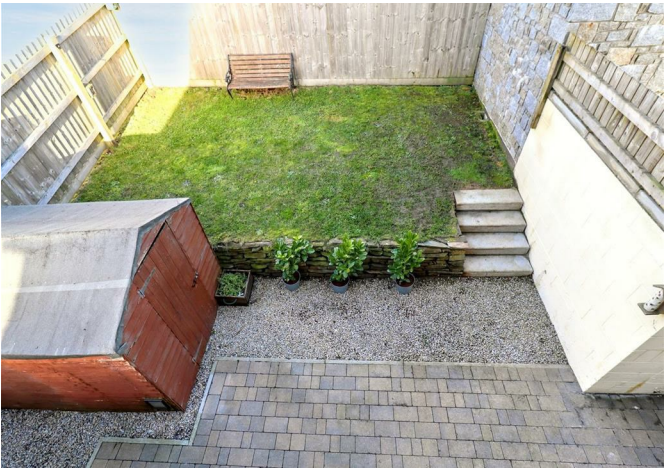
Services

Mains water, drainage and electricity. Gas central heating.

Service Charges

Our client has informed us that the annual service charge for 2024-2025 was £211.70. This is subject to change.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(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 ₂) Rating			Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions				
England & Wales			EU Directive 2002/91/EC	

New Build Gurantee

The property will benefit from the remainder of a 10 year LABC Warranty.

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

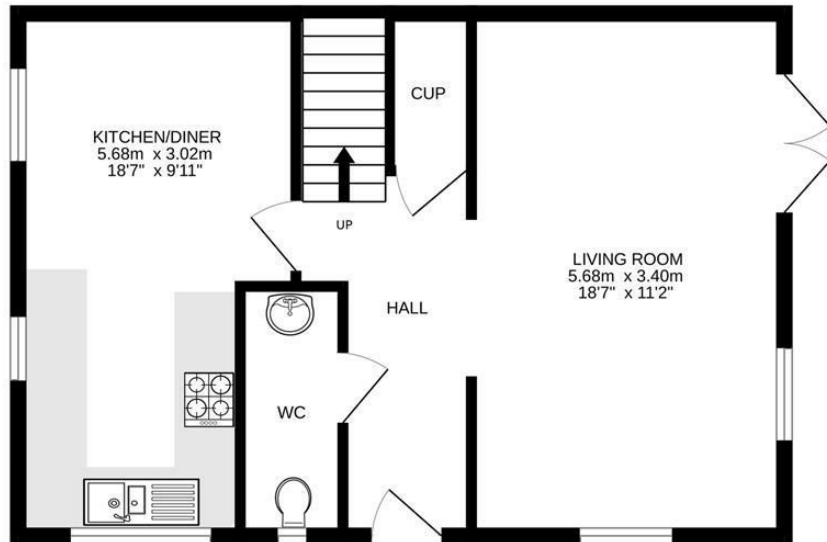
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

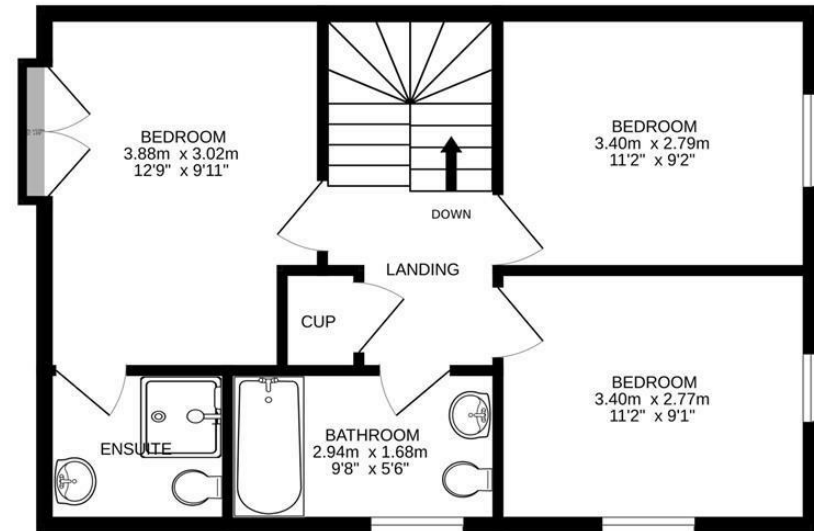
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GROUND FLOOR



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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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.

