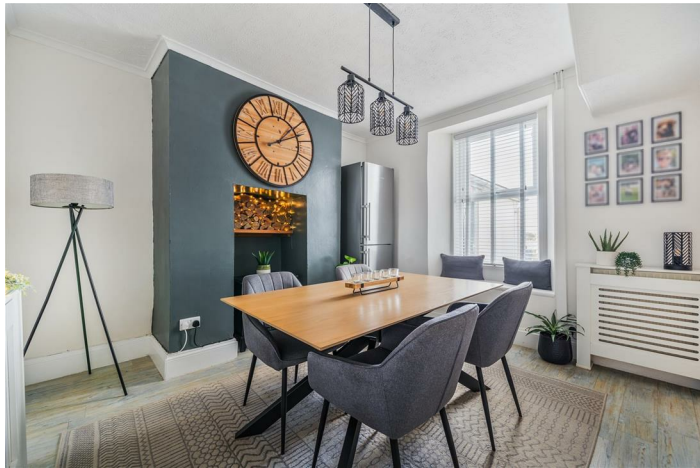


3 Kroon Stadt Villas Helston, TR13 8QR



MATHER
PARTNERSHIP





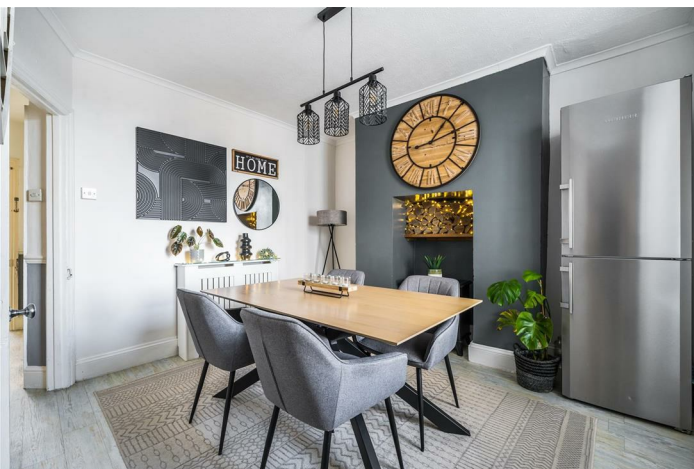
3 Kroon Stadt Villas Helston, TR13 8QR

This beautifully presented three bedroom terraced house is ideally located in the heart of Helston, just a short walk from the town centre and local schools, offering a perfect balance of convenience and comfort. The current owners have meticulously finished the property to a high standard throughout, ensuring it's ready for you to move straight in and enjoy.



The cosy living room creates a welcoming atmosphere, while the dining room, conveniently located just off the kitchen, ensures you can stay connected with family and friends during meals and social events. Upstairs, you'll find three well-proportioned bedrooms, along with a modern family bathroom, providing ample space for a growing family.

Step outside into the enclosed, low maintenance garden, which is a true suntrap, perfect for enjoying the outdoors in privacy. The garden is further enhanced by an outbuilding with electricity and plumbing, offering a versatile space that could be used as a workshop or additional storage.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
Tel: 01326 565016 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Price- £269,800

Location

Helston is famed for it's 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

Living Room

Dining Room

Kitchen

Stairs to Landing

Bedroom Three

Bedroom Bedroom Two

Bedroom One

Bathroom

Outside

The enclosed rear garden is low maintenance and enjoys a raised patio area to the top and graveled section to the bottom. The practical outbuilding provides additional storage as well as benefitting from electricity and water inside ideal for storing your white goods.

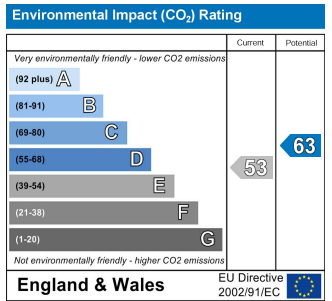
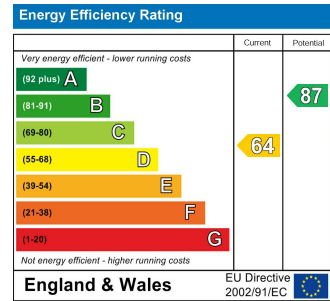
Services

Mains water, drainage and electricity. Gas central heating.

Flying Freehold

There is a flying freehold.





Agents Note

Our client has informed us that the property enjoys pedestrian right of way across the lane to the rear of the property to the road.

Council Tax Band C**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

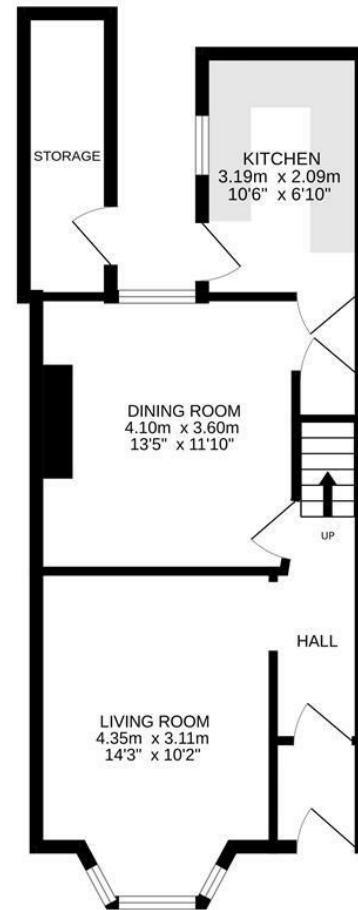
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

///less.clashing.thanks



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.

