

75 Hawkins Way
Helston, TR13 8FQ



MATHER
PARTNERSHIP





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Located in Hawkins Way, Helston, a delightful opportunity to acquire a modern semi-detached house, perfect for families or those seeking a comfortable living space conveniently situated near local amenities, schools, and parks, making it an ideal choice for families. . This well appointed property boasts three bedrooms, with the master bedroom featuring an en-suite for added convenience and privacy. There is a spacious lounge and dining area, ideal for both relaxation and entertaining guests where natural light floods the space, creating a warm and inviting atmosphere. Step outside to discover a low maintenance rear garden, complete with patio doors that seamlessly connect the indoor and outdoor spaces. This garden is perfect for enjoying sunny afternoons or hosting barbecues with family and friends, all while requiring minimal upkeep. For those with vehicles, the property offers driveway parking for two cars, providing ease and security.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Price- £277,400

Location

Hawkins Way is a desirable residential area within the town and is perfectly placed to access the town centre and surrounding amenities. The property backs onto a sports field - 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
Kitchen

Lounge/Diner

W/C

Bedroom Three

Bedroom One with en-suite

Bedroom Two

Bathroom

Parking

Driveway parking to the side of the property.

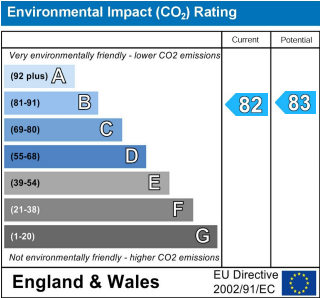
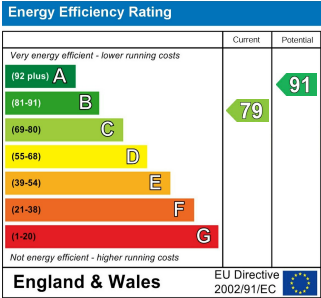
Outside

The outdoor space features convenient side access, making it easily accessible for all your gardening and entertaining needs. Designed for low maintenance, the garden boasts a patio area perfect for relaxing or hosting gatherings.

Services

Mains water, electric, gas and drainage.





Council Tax Band B

What3Words

///tinsel.shorthand.fairy

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

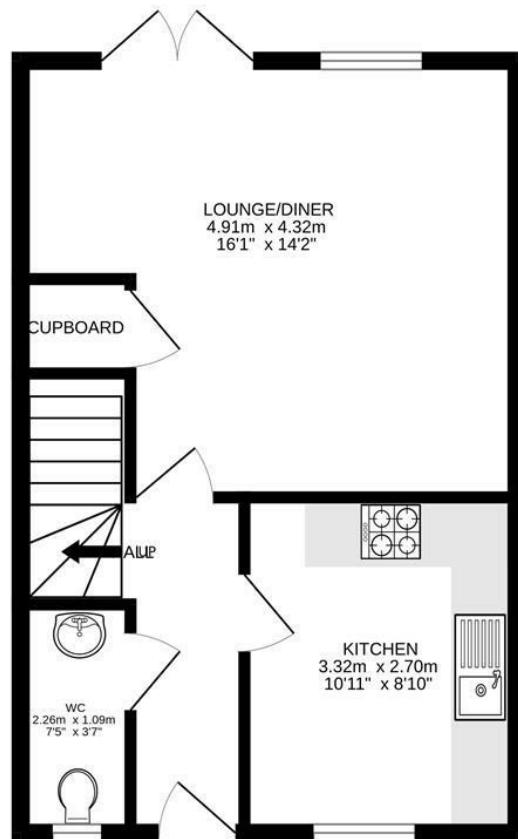
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

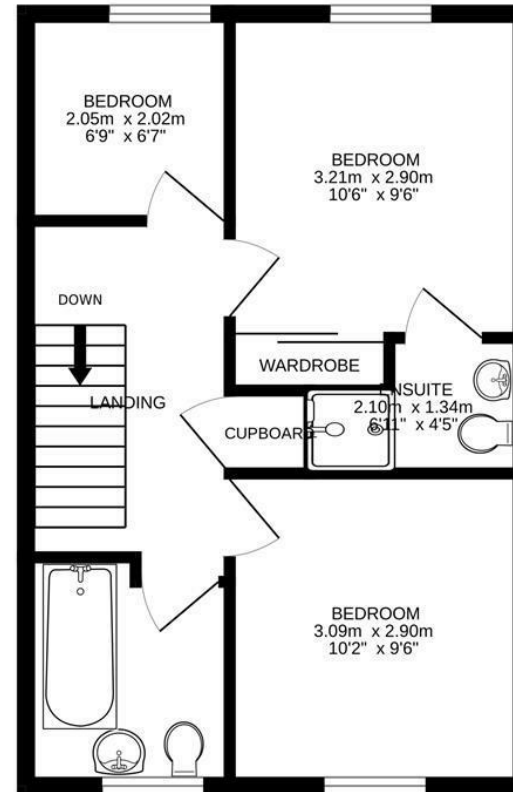
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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