

38 Tremenheere Avenue
Helston, Cornwall TR13 8SY







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Looking for your first home or a charming buy-to-let property? Nestled in the highly sought-after residential area of Tremenheere Avenue, this two-bedroom semi-detached house is likely to check most of your boxes.

Upon entry, you are welcomed by a porch, ideal for kicking off muddy shoes and hanging up coats, keeping the living areas neat and tidy. The spacious lounge offers ample seating for hosting guests or enjoying a quiet night in front of the TV.

The modern kitchen/dining room has been recently renovated and features enough space for a dining table, eliminating any disputes over who will be cooking dinner! Upstairs, you'll find two generously sized double bedrooms and a newly renovated bathroom. The garden is a sun trap, perfect for hosting BBQs and other social events.

Parking is a breeze with a gravelled area at the front and a large driveway offering additional potential for outside storage. An internal viewing is highly recommended to truly appreciate everything this property has to offer.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Guide Price - £265,000

Location

Tremenheere Avenue is a desirable residential area located on the North side of the town. This property has a great size plot with plenty of driveway parking, spacious living accommodation and a lovely size garden. Helston and the surrounding 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 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 Hall
Lounge

Kitchen/Diner
Bedroom 1
Bedroom 2
Family Bathroom

Parking

Ample parking for around 3 cars

Outside

Outside is perfect for someone who is looking for a low maintenance garden, the garden enjoys a decked and graveled area, also an area that is laid to lawn.

Services

Mains Electricity, Gas and Drainage.

Council Tax Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(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	

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

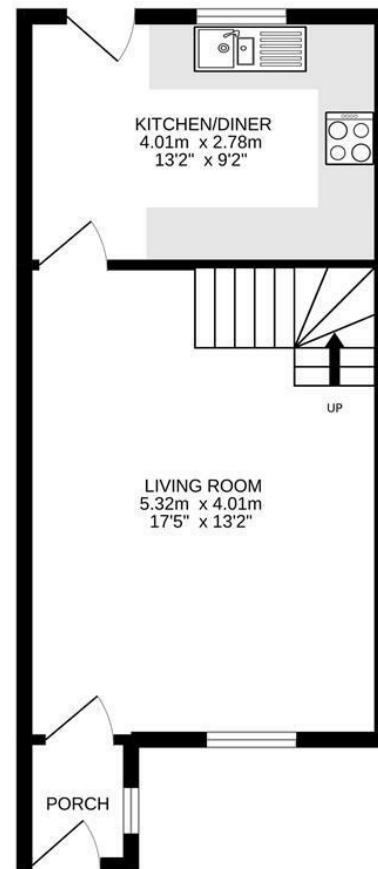
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

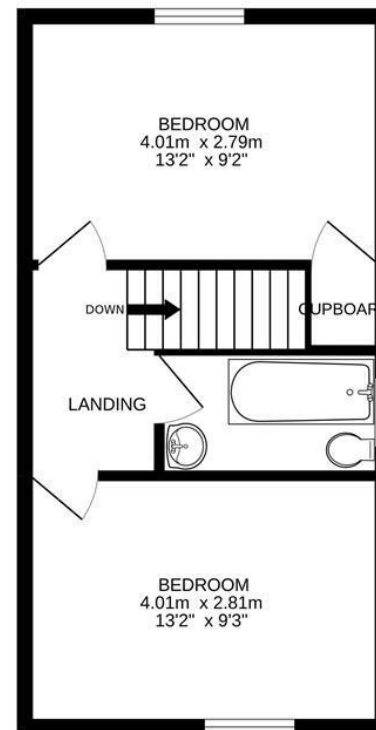
///extensive.grabs.gates



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.

