

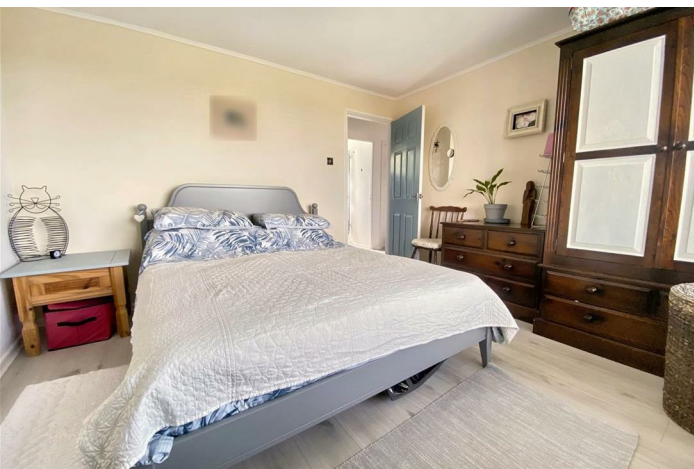
45 Osborne Parc  
Helston, TR13 8NZ











# 45 Osborne Parc Helston, TR13 8NZ

Occupying a generous plot and situated in the desirable Osborne Parc area of Helston, this delightful three-bedroom detached bungalow offers a perfect blend of comfort and charm. The property boasts a spacious reception room, ideal for both relaxation and entertaining, while the three well-proportioned bedrooms provide ample space for family or guests. One of the standout features of this home is the stunning countryside views that can be enjoyed from various vantage points within the property. The beautiful and spacious gardens surrounding the bungalow create a serene outdoor space, perfect for gardening enthusiasts or those who simply wish to bask in the tranquillity of nature. For those with vehicles, the property offers off-road parking for up to two vehicles, along with the added convenience of a garage. This feature ensures that parking is never a concern, allowing you to fully enjoy the peaceful surroundings. This bungalow is not just a home; it is a lifestyle choice, offering a harmonious blend of indoor comfort and outdoor beauty. With its prime location and charming features, this property is an excellent opportunity for anyone looking to settle in the picturesque town of Helston. Due to the property being concrete panel construction, purchasers buying with a mortgage will need to check with their broker/lender for suitability.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,  
**Tel: 01326 565016 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**



**Price - £308,600**

**Location**

Osborne Parc is a sought after residential area enjoying rural views and close within walking distance to riverside walks through the Cober Valley. Conveniently placed for access to local amenities to include Parc Eglos Primary School and Helston Community College, the property is also on the town service bus route. 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  
Kitchen  
Living room  
Bedroom  
Bedroom

Bedroom  
Bathroom  
WC

**Outside**

The bungalow benefits from a generous plot with well presented gardens to both elevations. To the front is a well maintained lawned area with mature hedging and a range of flowers and shrubs. The driveway provides offroad parking for 2 vehicles. Gated access on both sides leads to the rear garden. To the rear there is a large open lawn, gently sloping with fence and hedge boundaries to both sides. There is a patio area from which the incredible countryside views over the Cober Valley and the rolling hills beyond.

**Garage**

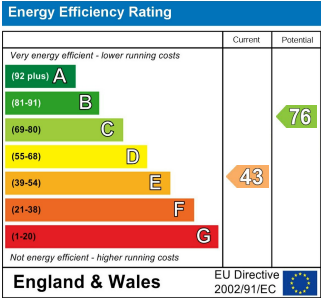
Good size garage equipped with power, light and water. Garage door to the front elevation and a side aspect pedestrian door.

**Services**

Mains water, electricity, drainage and gas. Freehold tenure.









**Construction**

Prospective purchasers should be aware the vendors have informed us the property is concrete panel and therefore is considered non-standard construction. Any interested purchaser using a mortgage will need to consult their mortgage broker or lender.

**Council Tax Band- C****What3Words**

///pleasing.defends.snoozing

**Anti Money Laundering Regulations – Purchasers**

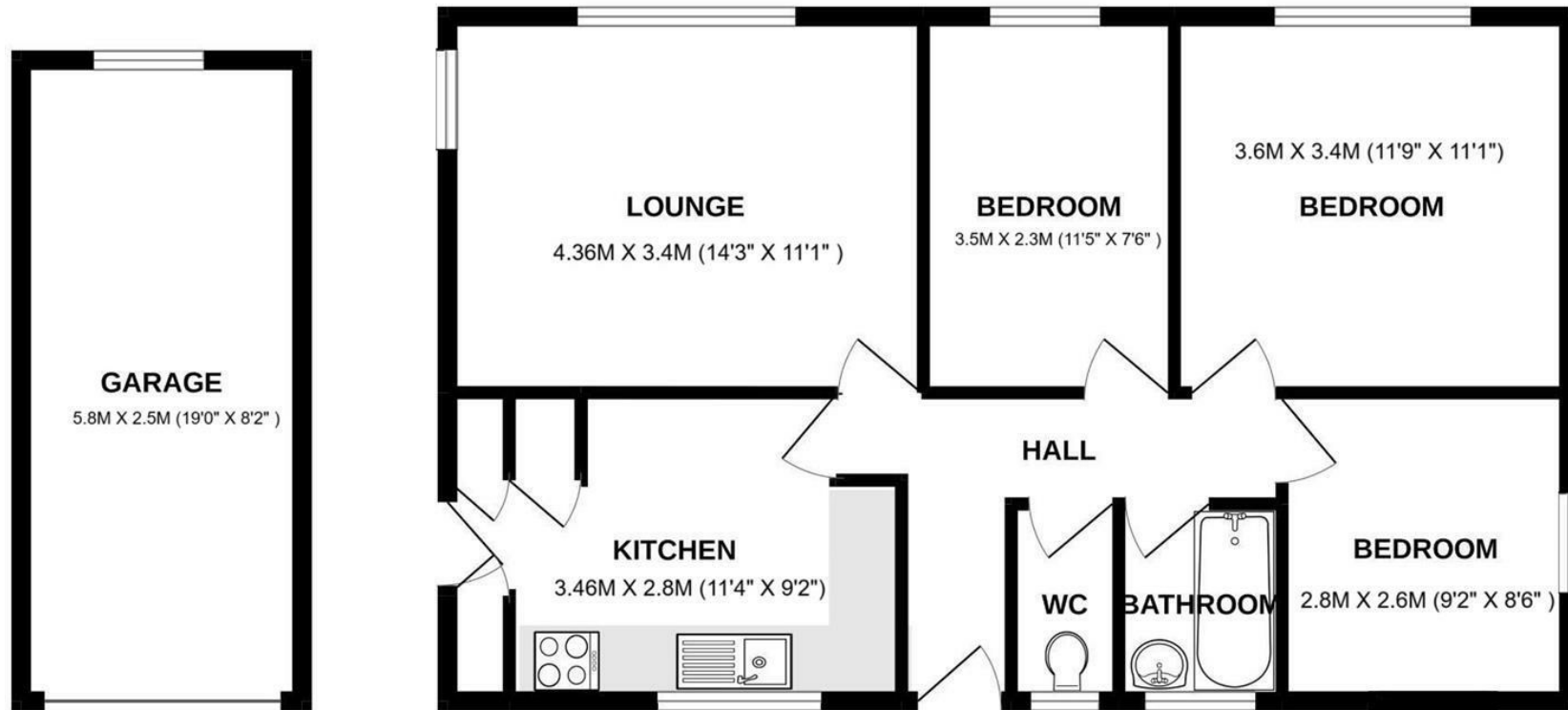
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

**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.







TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

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.



