

22 Penmere Close Helston, TR13 8UU







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NO ONWARD CHAIN Nestled in Penmere Close, Helston, this end of terrace house presents a wonderful opportunity for those seeking a spacious family home. Boasting four well-proportioned bedrooms, one of which features an en-suite shower room, this property is ideal for families or those looking for extra space. The ground floor comprises a separate living room and a dining room, providing ample room for relaxation and entertaining. The kitchen, while in need of some modernisation, offers the potential to create a delightful culinary space tailored to your tastes. Outside, you will find a rear garden that invites you to enjoy the fresh air, along with a decked area at the front that offers picturesque countryside views, perfect for unwinding after a long day. There is parking for two vehicles, making this home not only practical but also a great choice for those with multiple cars. While the property does require some work, it presents an excellent opportunity to add your personal touch and create a home that truly reflects your style. In summary, this semi-detached house in Helston is a promising prospect for anyone looking to invest in a property with great potential. With its spacious layout, convenient location, and lovely outdoor space, it is sure to attract interest from a variety of buyers.



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

Offers In Excess Of- £300,000

Location

Penmere Close is a highly regarded residential area within Helston and this property enjoys a particularly nice location within the development enjoying an open rural view. There is nearby access to beautiful countryside walks and the property is conveniently situated on the town bus service route which includes stops at Tesco as well as the Town Centre. 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. This 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 Porch
Living Room

Kitchen

W/C

Dining Room

Bathroom

Bedroom with Shower Room

Bedroom

Bedroom

Bedroom

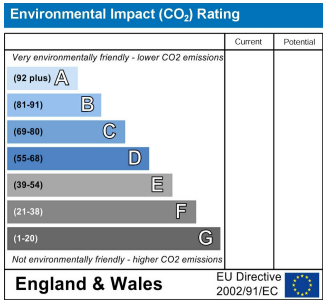
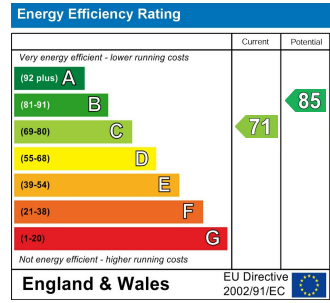
Parking

Off road parking for two vehicles.

Outside

This back garden features a spacious decked area, perfect for outdoor dining and relaxation. Steps lead down to a patio area and steps also lead up to a well maintained lawn area for additional outdoor enjoyment. The garden also benefits from gated access at the rear. Additionally, there is a decked area at the front of the property, enhancing its appeal and functionality.





Services

Mains electric, gas, water and drainage.

Council Tax Band- B**What3Words**

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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

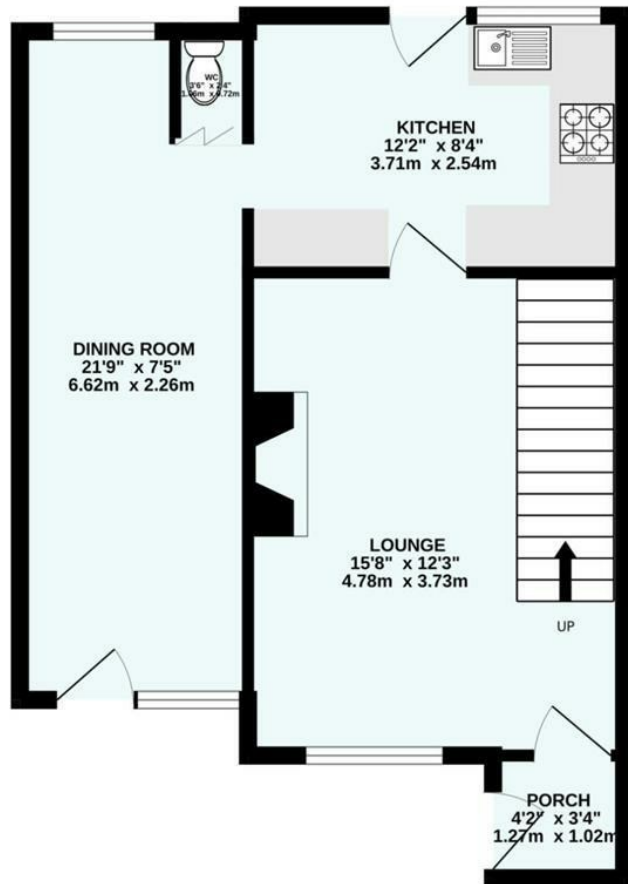
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

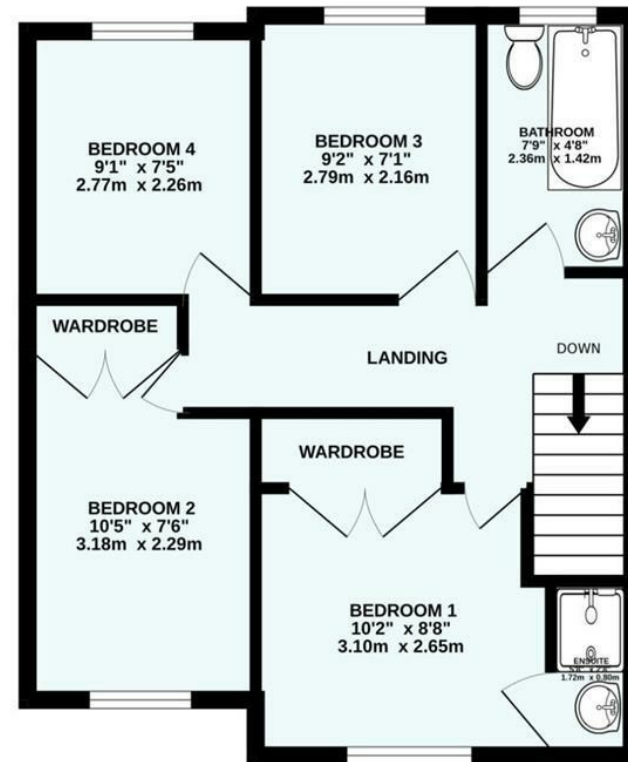
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.
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