



1 Trengrouse Way
Helston, TR13 8AF







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Located in a fantastic position within easy reach of the town centre, doctors' surgery, and supermarket, this two bedroom ground floor flat offers an exciting opportunity for those looking to put their own stamp on a property. Requiring updating throughout, the flat presents a true blank canvas, ready to be transformed and brought to life. The spacious living room provides a comfortable setting for everyday living, while both bedrooms are well-proportioned doubles, offering plenty of space and versatility. Where this flat really shines is the outdoor space. To the front, there is a neat lawned area, while to the rear, a large private garden offers endless potential, perfect for green fingered buyers keen to create their dream outdoor retreat. A handy storage shed adds further practicality, ideal for housing garden tools or outdoor furniture.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Guide Price £135,000

Location

The property is situated on Trengrouse Way, just a short walk from the centre of Helston. Helston is famed for its 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 Hallway

Living Room

Kitchen

Bathroom

Bedroom One

Bedroom Two

Outside

The property benefits from a surprisingly large rear garden, mainly laid to lawn and offering plenty of potential with some attention needed. A useful storage unit provides space for gardening tools or outdoor equipment. To the front, there is an additional lawned area, enhancing the property's outdoor appeal.

Services

Mains electricity, drainage and water. Gas central heating.

Leasehold Information

Our client has informed us that there will be a new 999 years lease.

Service Charge

Our client has informed us that the service charge for 2025/2026 is £1,216.72 and the building insurance is £167.12.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	75
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	

Agents Note One

Our client has informed us that Number 3 has a pedestrian right of access to the front and side of the side to access their property.

Agents Two

Our client has informed that painting & repairs works are scheduled for 2028/29 at an approximate cost of £2080.00

Council Tax Band- A**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

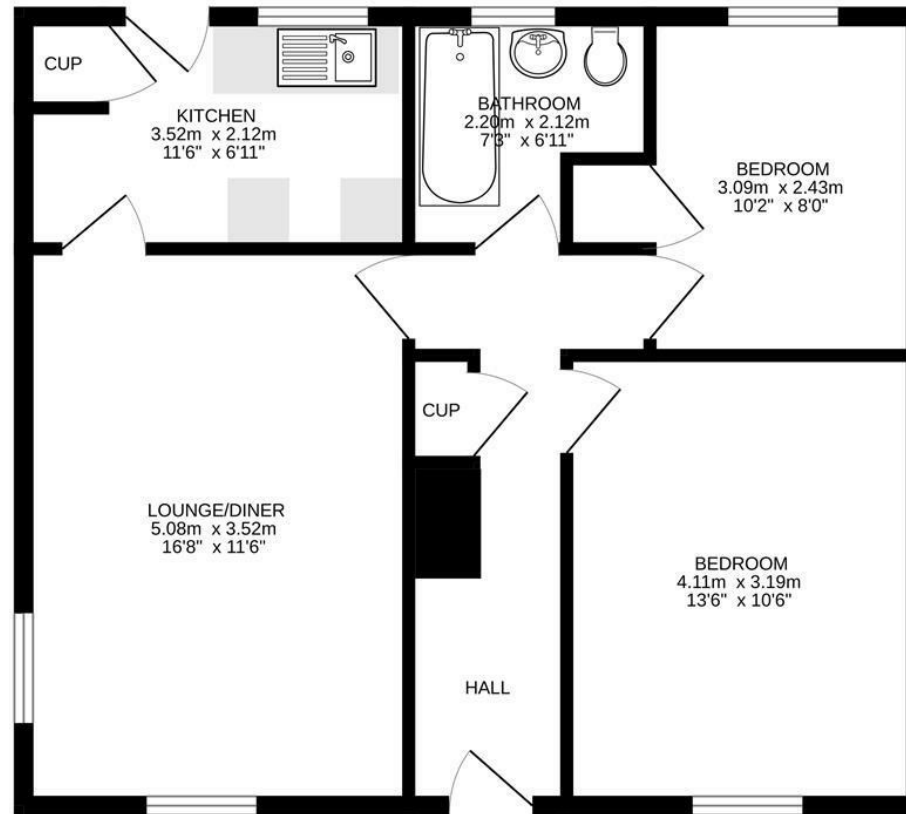
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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



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.

