

3 Fir Close Helston, TR13 8NX







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Nestled in the highly sought-after area of Fir Close, Helston, this three-bedroom detached bungalow presents a unique opportunity for those looking to create their dream home. Set on a generous corner plot, the property boasts stunning views across the valley, providing a picturesque backdrop for everyday living.

While the bungalow is in need of refurbishment due to fire damage, it offers a blank canvas for buyers with a vision. The spacious layout allows for a variety of design possibilities, making it an ideal project for those eager to personalise their living space. The enclosed garden offers a private retreat, perfect for enjoying the outdoors, while the ample parking and garaging add to the convenience of this property.

Situated within walking distance of the town centre and local schools, this location is perfect for families and individuals alike. The vibrant community of Helston offers a range of amenities, ensuring that everything you need is just a short stroll away.

This bungalow is not just a property; it is an opportunity to invest in a home that can be transformed to meet your needs and desires. With its prime location and potential for refurbishment, this is a rare find in the market. Don't miss your chance to make this bungalow your own.



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Guide Price- £290,000

Location

Helston boasts 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
Reception Hallway
3 Bedrooms
Family Bathroom
Living Room
Dining Room
Kitchen Dining Room
Utility Room

Garage

Metal up and over door with doorway to the rear opening into the utility room

Parking

To the front of the property is driveway parking for up to 2 cars

Outside

To the front of the property is a lawn garden which is enclosed to the front by low level walling. To the side is gated access leading into the rear garden. As you access through the gate there is a raised patio area with summer house. The garden extends around to the rear which is predominately laid to laid and enclosed by walling and fencing. There is a lovely view from the rear garden between the properties out into the valley.

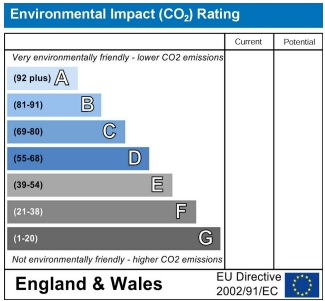
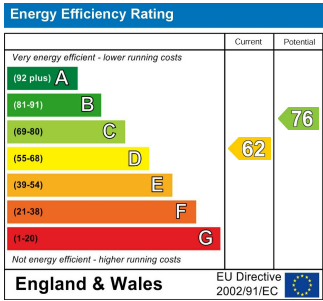
Services

Mains Gas Electric, Water and Drainage.

Agents Note 1

The conservatory was completely damaged in the fire and was accessed from the kitchen dining room. We are informed by our clients that the footings have been done to allow for a full block extension or for a PVCu conservatory.





Agents Note 2

All interested parties must be made aware that the EPC was carried out prior to the fire damage.

Council Tax Band- Not Banded**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

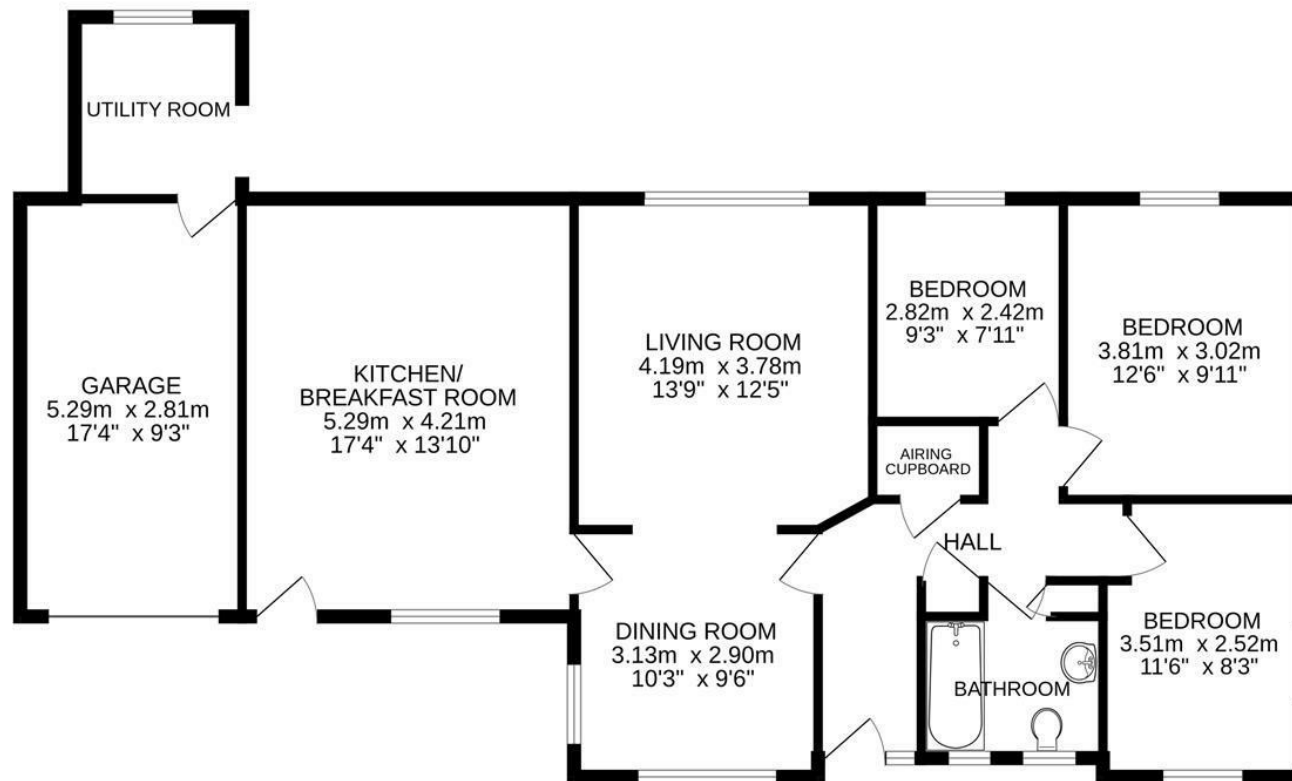
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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



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.

