

34 Manor Close
Helston, TR13 8LX



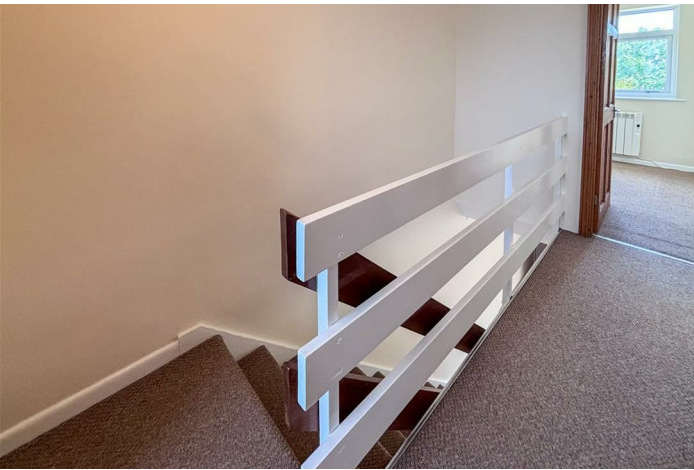
MATHER
PARTNERSHIP





34 Manor Close Helston, TR13 8LX

*****NO ONWARD CHAIN***** Located on a popular and well-established estate, this three-bedroom terraced home offers comfortable and sociable living in a convenient setting. The light and airy living room provides a welcoming space to relax, while the kitchen/diner creates a practical and social hub, ideal for family meals or entertaining guests.



Upstairs, the property features three well-proportioned bedrooms along with a family bathroom, making it an ideal choice for growing families or first-time buyers.

To the rear, the enclosed garden offers a mix of patio and lawn—perfect for outdoor dining, play, or simply enjoying the sunshine. At the front, the low-maintenance gravelled garden borders a central path, adding kerb appeal and ease of upkeep.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Guide Price £240,000

Location

Manor Close is a desirable residential area located on the North side of the town. 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

Living Room

Kitchen/Diner

Stairs to Landing

Family Bathroom

Bedroom Two

Bedroom One

Bedroom Three

Garage

In a block of garages with an up and over door providing useful storage.

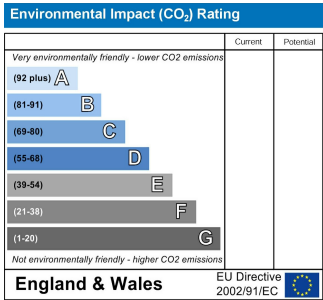
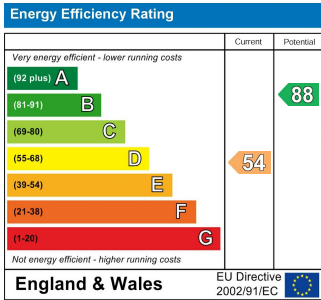
Outside

The enclosed rear garden offers a private and versatile outdoor space, featuring a patio area perfect for outdoor dining or entertaining, along with a neatly maintained lawn that adds a touch of greenery, ideal for relaxing, gardening, or family enjoyment.

Services

Mains water, electricity, 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

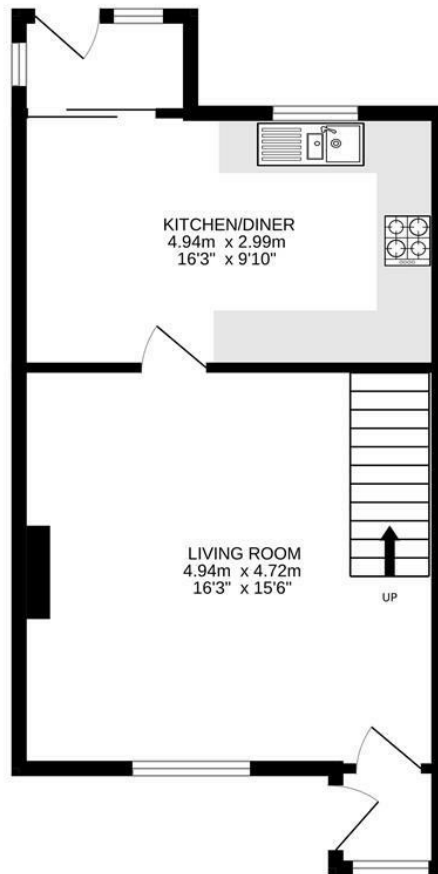
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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



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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