

1 Park Wartha
Helston, TR13 0FN







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Situated in the highly regarded development of Parc An Darras in Helston, this immaculately presented semi-detached house is the perfect modern family home. With three generously sized bedrooms, this property offers ample space for family living or for those who enjoy having guests. As you step inside, you will be greeted by a cosy living room and a contemporary kitchen that is both stylish and functional, making it an ideal space for cooking and entertaining. One of the standout features of this home is the beautifully landscaped south-facing gardens. These outdoor spaces are perfect for enjoying sunny days, whether you are hosting a barbecue or simply relaxing with a book. The gardens provide a tranquil retreat, enhancing the overall appeal of the property.

Additionally, the house benefits from off-road parking for two vehicles, ensuring convenience for you and your family. This feature is particularly valuable in a residential area, providing peace of mind and easy access to your home. In summary, this semi-detached house in Parc An Darras is a delightful blend of modern living and outdoor charm, making it an excellent choice for families or anyone seeking a comfortable and stylish home in Helston. Don't miss the opportunity to make this lovely property your own.



The Mather Partnership, Offices in Helston & Hayle

Tel: 01326 565016 / 01736 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Guide price - £300,000

Location

Parc Wartha is a desirable residential area within the town and is perfectly placed to access the town centre and surrounding amenities. The property backs onto an area of green - ideal for those with dogs or children. Helston and the 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 other facilities 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

Living room

Kitchen dining room

WC

Bedroom

Bedroom

Bedroom

Bathroom

Outside

The property benefits from immaculately presented gardens, with the rear garden comprising landscaped areas, patio garden and lawn areas, with secure fencing to the boundaries. There is space for a garden shed, with gated access leading to the parking area.

Parking

The property benefits from off road parking for two vehicles, arranged in tandem.

Services

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

Services Charges

Our clients have informed us that there is a maintenance charge of £20 per month which covers upkeep of communal and green areas.

New Build Guarantee

Our clients have informed us that the property benefits from the remainder of a 10 year build warranty.

Council Tax Band- C

What3Words

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Anti Money Laundering Regulations – Purchasers

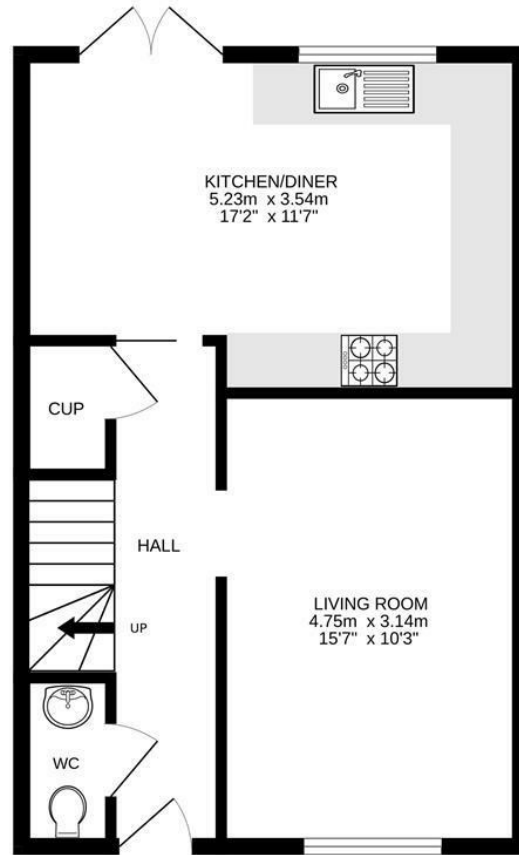
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

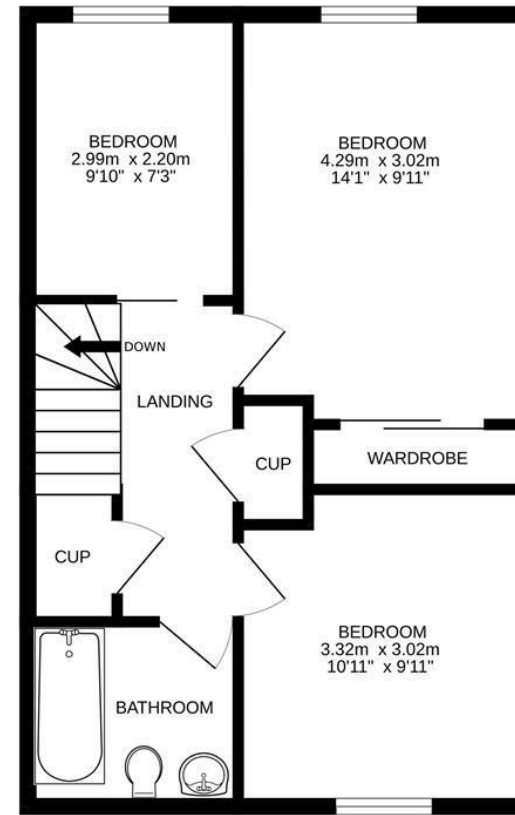
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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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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.

