

3 Trengrouse Way
Helston, TR13 8AF







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A beautifully presented two bedroom first floor flat, offering modern interiors throughout. This stylish flat boasts a generous garden to the side and rear of the property, perfect for outdoor entertaining, gardening, or relaxing in a green space. Located close to the market town of Helston, the property benefits from easy access to local shops, cafes, and amenities. There is also plenty of on road parking available in the area, making it convenient for residents and visitors alike. Ideal for first time buyers, small families, or investors, this flat combines contemporary living with a rare amount of outdoor space and a great location.



The Mather Partnership, Offices in Helston & Hayle
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Guide Price £160,000

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 Porch

Bedroom

Bedroom

Lounge

Kitchen

Family Bathroom

Outside

To the side and the rear of the property there is ample garden space which is currently a blank canvas ready to put your own stamp on.

Services

Mains Water, Electric and Drainage

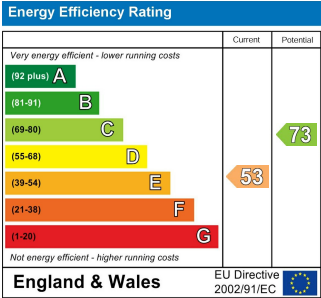
Rights of Way

Our client has informed us that the flat below has a right of way to access thier garden.

Service Charges

Our client has informed us that there is a service charge of £302.34 per year.





Lease Information

Our client has informed us that there is 87 years remaining on the lease

Council Tax Band- A**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/>





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.

