

10 Godolphin Road  
Helston, TR13 8PY







# 10 Godolphin Road Helston, TR13 8PY

A rare opportunity to acquire a charming two bedroom terraced cottage just moments from the town centre. Perfect for those looking to put their personal stamp on a home, this property offers great potential to create a stylish, contemporary living space.

The ground floor features a welcoming open plan lounge/diner, providing a versatile space for both relaxing and entertaining. Steps lead into the kitchen and family bathroom, which benefits from a separate bath and shower.

Upstairs, two well proportioned bedrooms offer comfortable accommodation, while the low-maintenance enclosed rear garden provides a private outdoor retreat.



The Mather Partnership, Offices in Helston & Hayle  
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Guide Price £189,950

#### Location

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

Open Plan Lounge/Diner

Kitchen

Bathroom

Stairs to Landing

Bedroom One

Bedroom Two

#### Outside

To the rear, the property enjoys a low maintenance enclosed garden – the perfect space to relax and unwind with minimal upkeep. Adding to its appeal, the garden also benefits from a useful outbuilding, providing excellent additional storage for tools, bikes, or outdoor equipment.

#### Services

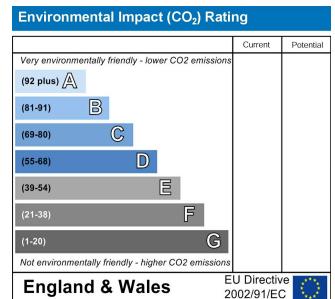
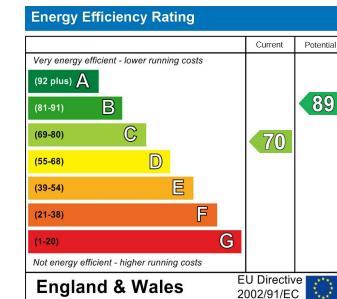
Mains water, drainage and electricity. Gas central heating.

#### Rights of Way

Our client has informed us that the property benefits from a right of way over the rear of neighbouring properties to get to the rear of the property.

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**

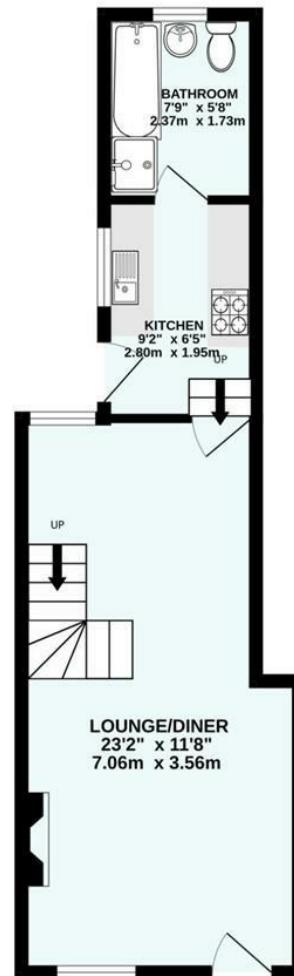
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**Broadband & Mobile Phone Coverage**

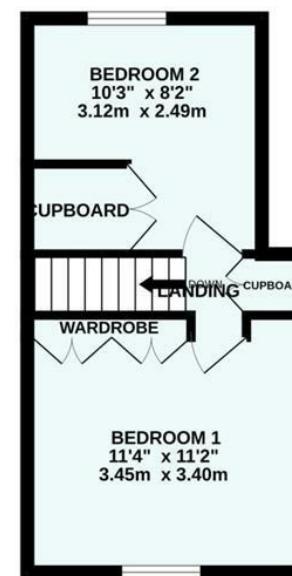
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq.ft. (56.7 sq.m.) approx.  
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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.



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