

6 Nanscober Place Helston, TR13 0SP







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Set within a sought after residential area, this stylish three bedroom semi detached home has been tastefully modernised and thoughtfully extended to create versatile, contemporary living spaces ideal for today's lifestyle. Designed with flexibility and comfort in mind, the property perfectly blends modern finishes with practical family living.

Step inside to discover a bright and spacious dual aspect open plan living area, designed to promote a light and airy social environment where family and friends can stay connected. The modern kitchen/diner provides ample storage and worktop space, incorporating a breakfast bar for additional seating and everyday convenience. A separate snug offers flexibility to suit your lifestyle, whether you need an extra sitting room, home office, or playroom. The log burner adds warmth and character, creating a cosy space to unwind. Upstairs, there are two double bedrooms, a single bedroom and a family bathroom.

Outside, the enclosed rear garden features a decked area, lawn, and raised decked section ideal for outdoor dining and relaxation. To the side, a large shed provides excellent additional storage.



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Guide Price £300,000

Location

Nanscober Place is a much sought after residential area within Helston, this property enjoys a particularly attractive position within the development being right on the edge fronting onto the Cober Valley. There is nearby access to beautiful riverside walks and the property is conveniently situated near the town bus service route which includes stops at Tesco as well as the Town Centre. Helston and the surrounding nearby areas boast many Primary Schools with the highly regarded Parc Eglos Primary school and Helston Community College both being within easy walking distance. 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. This 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 Hallway
Cloakroom

Living Room
Kitchen/Diner
Snug
Stairs to Landing
Bathroom
Bedroom Two
Bedroom One
Bedroom Three

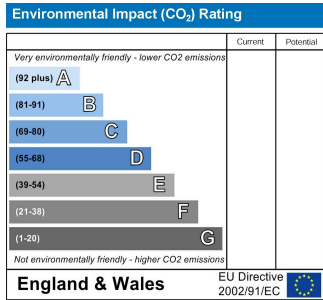
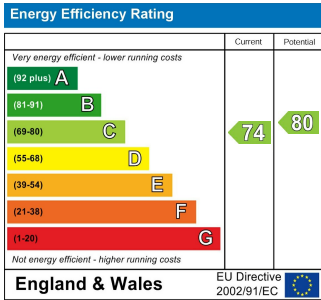
Parking

Off road parking for two vehicles.

Outside

Externally, the rear garden is fully enclosed and features a decked area accessible directly from the French doors, complemented by flower beds and a raised decking section, ideal for outdoor seating. To the front, a gravelled pathway leads to a flat lawn bordered by a flower bed, creating an attractive and low maintenance frontage.





Services

Mains water, drainage, electricity. Gas central heating.

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

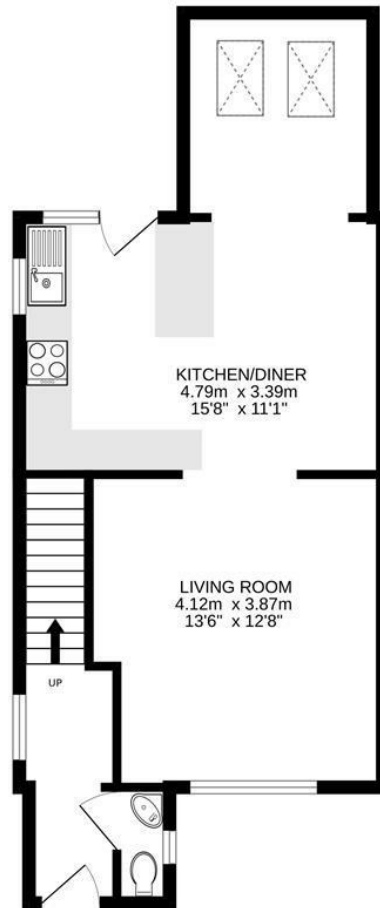
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

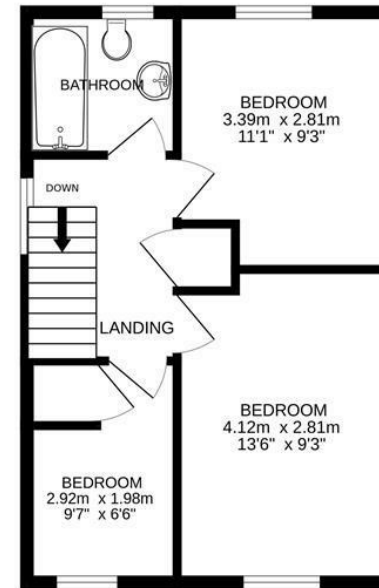
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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