

34 Manor Way
Helston, TR13 8LJ







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Step inside this beautifully maintained end of terrace family home, cherished by its current owners and offering flexible accommodation in a sought-after cul-de-sac location. The property has been thoughtfully extended to include a fifth bedroom with an en-suite shower room, which could also function as a second reception room perfectly suited to a variety of family needs.

The home is presented to a high standard throughout and features a fitted kitchen, a bright and spacious double glazed conservatory, a welcoming family lounge, master en suite shower room and generously sized, fully enclosed front and rear gardens. Additionally, the property benefits from a garage located just a short walk away.



The Mather Partnership, Offices in Helston & Hayle
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Guide Price £350,000

Location

Manor Way is a desirable residential area within the town and is perfectly placed to access the town centre and surrounding amenities. The property is close to the local play park - ideal for those with 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 Porch
Lounge
Kitchen/Diner

Conservatory

Bedroom with Ensuite shower room/Second reception room

Upstairs to

Bedroom Ensuite Shower room

Family Bathroom

Bedroom

Bedroom

Bedroom

Garage

There is a single garage as part of a block a short walk away.

Outside

The property boasts fully enclosed front and rear gardens, providing security. Both areas are laid to lawn and have been carefully maintained, offering a neat and attractive outdoor space. The gardens provide an ideal setting for relaxing, entertaining, or for children and pets to play safely.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

Mains Water, Gas, Drainage and Electricity

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

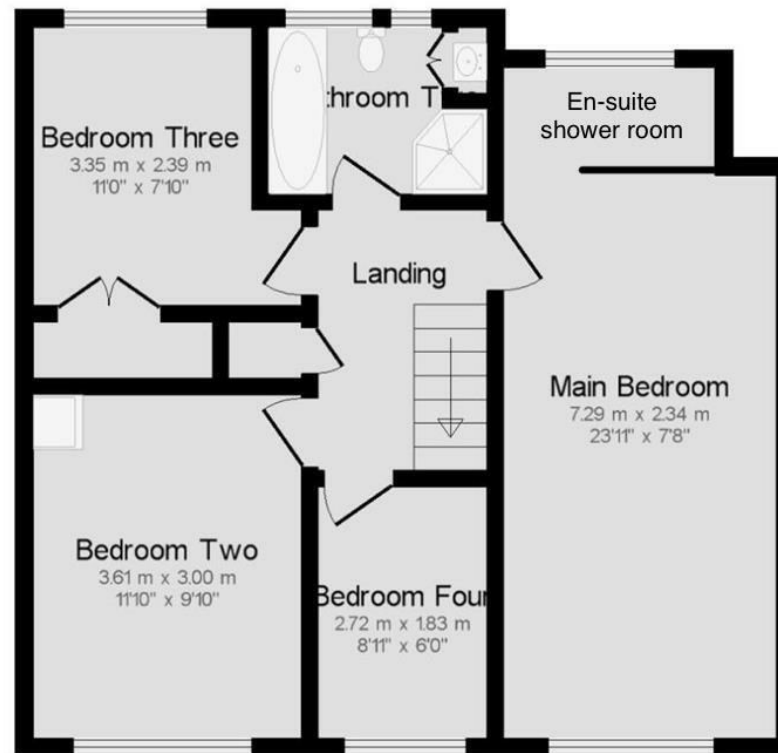
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





This plan is illustrative only,
its details cannot be relied upon and no liability is taken for any errors.

Ground Floor



First Floor



Garage

Total approx floor area: 1524.3 ft² (141.6 m²)
 Ground Floor: 735.5 ft² (68.3 m²)
 First Floor: 654.8 ft² (60.8 m²)
 Garage: 134.1 ft² (12.5 m²)

