

# 37 Nanscober Place

## Helston, TR13 0SP







# 37 Nanscober Place Helston, TR13 0SP

Situated at the bottom of a highly sought-after residential estate, this two-bedroom home enjoys a peaceful position with lovely open views and direct access into the beautiful Cober Valley, perfect for walkers, nature lovers, and those seeking a tranquil lifestyle.

The ground floor comprises a bright and spacious living room with plenty of space for both relaxation and dining, approached through a practical porch entrance. To the rear is a well-laid-out kitchen that enjoys views of the surrounding landscape, with stairs rising from the living area to the first floor.

Upstairs, the landing leads to two well-proportioned bedrooms, the larger enjoying outlooks across the Cober Valley. A bathroom with a full-size bath completes the first floor.

The property is in need of modernisation, providing an excellent opportunity for a buyer to update and style the home to their own taste and create something truly special.



The Mather Partnership, Offices in Helston & Hayle  
**Tel: 01326 565016 or 01736 804556 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk)**  
**| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**Guide Price 210,000**

**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 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 Porch  
Living Room  
Kitchen  
Stairs to Landing  
Bathroom  
Bedroom One  
Bedroom Two

**Outside**

To the rear there is an enclosed garden which enjoys a patio area and lawned area. There are steps that lead to the top of the garden with a shed.

**Parking**

Allocated parking for one vehicle





| 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 |         |           |
|                                             | 74      | 83        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

**Services**

Mains water, drainage and electricity. Gas central heating.

**Council Tax Band- B****What3Words**

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**Anti Money Laundering Regulations – Purchasers**

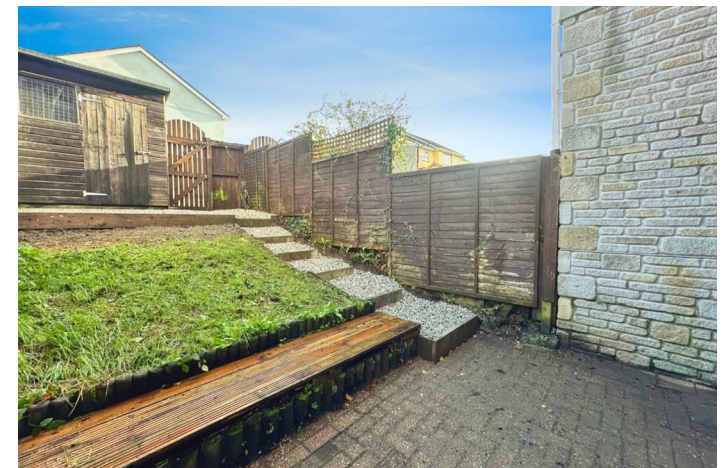
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

**Proof of Finances**

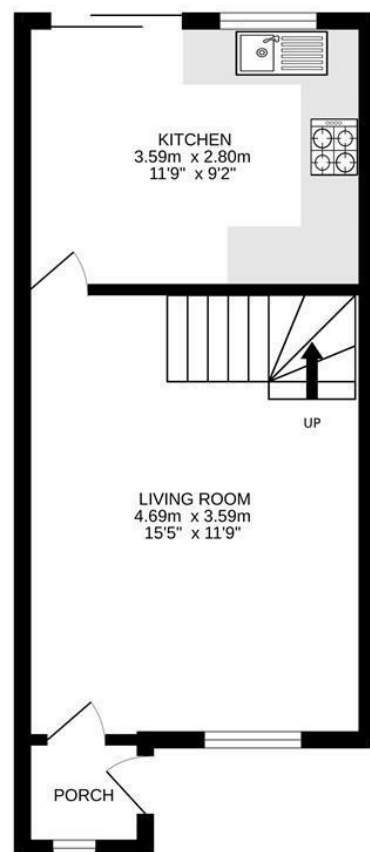
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**Broadband & Mobile Phone Coverage**

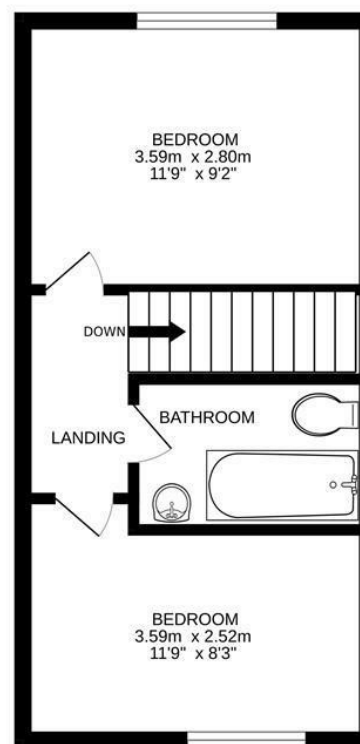
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



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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