

# 6 Manor Close Helston, TR13 8LX











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Occupying an impressive corner plot on a sought after residential estate, this three bedroom end of terraced house offers a fantastic opportunity for buyers looking to modernise and transform a property into their ideal home. While requiring updating throughout, the house provides excellent potential and a versatile layout.

The living room is light and airy, providing a comfortable space for everyday living, while the kitchen diner offers a great social hub with plenty of room for dining and entertaining. A large conservatory adds valuable additional living space and can be used year round as a second reception room. This area also benefits from a downstairs toilet, enhancing practicality and convenience. Upstairs, there are three well proportioned bedrooms alongside a contemporary shower room, offering comfortable accommodation for families or those needing extra space.

Externally, the garden is a blank canvas, ready for a new owner to unlock its full potential. Thanks to the corner plot, the property enjoys extra outdoor space, much of which is patioed, making it ideal for low maintenance outdoor living. Further benefits include an outbuilding, a large shed, off road parking, and a garage in a nearby block.



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**Price £279,800**

**Location**

Manor Close is a desirable residential area located on the North side of the town. Helston boasts 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 amenity areas 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  
Living Room  
Kitchen/Diner  
Conservatory  
Cloakroom  
Stairs To Landing

Shower Room  
Bedroom Two  
Bedroom One  
Bedroom Three

**Garage**

with an up and over door offering a good amount of storage.

**Parking**

Off road parking for one vehicle.

**Outside**

The garden is larger than average for the estate, thanks to the property's corner plot position, and benefits from outdoor space to the front, side, and rear. It is predominantly patioed, offering a low maintenance layout that is ideal for easy upkeep and outdoor seating. For those seeking more greenery or a family friendly space, the garden offers excellent scope to be re landscaped, introducing additional colour, planting, and lawn areas to maximise its full potential. Overall, it presents an exciting blank canvas, ready to be tailored to suit your lifestyle and outdoor needs.







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		60	68
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, 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.

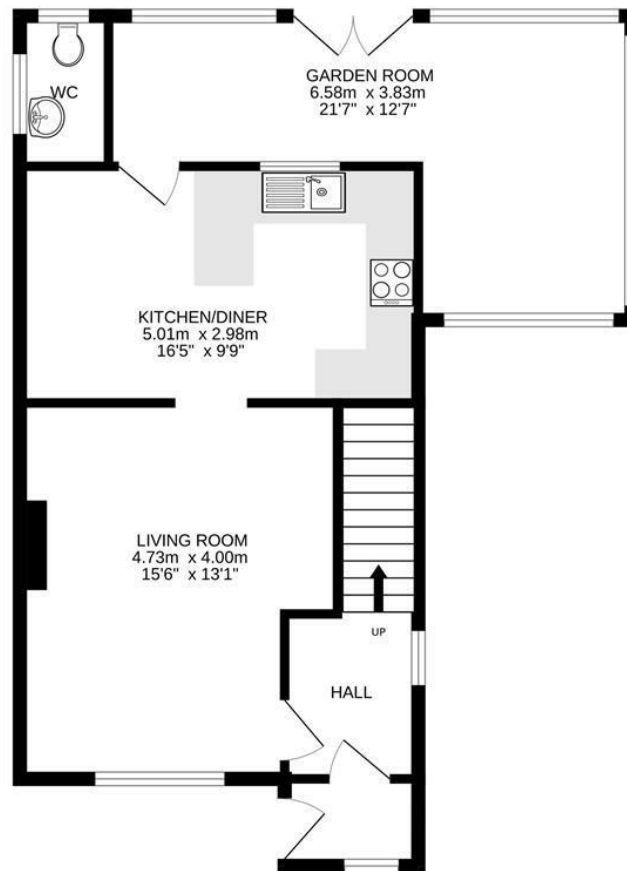
**Broadband & Mobile Phone Coverage**

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/>

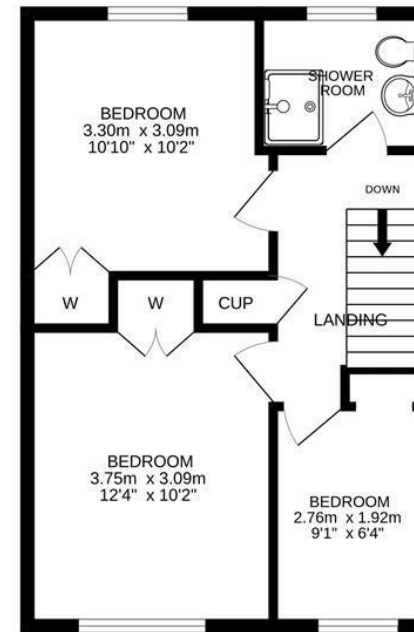




GROUND FLOOR



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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