

5 Almshouse Hill
Helston, TR13 8HB





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Nestled within close proximity to the town centre, boating lake, and Penrose Estate, this delightful three bedroom end of terrace cottage seamlessly blends modern comforts with timeless charm. The cottage has been finished to a high standard throughout, while retaining its original features. The living room exudes a cosy atmosphere with a log burner as the focal point, perfect for those chilly winter evenings with the flames roaring. The kitchen/diner is a lovely social environment, boasting original features such as wooden beams and granite coins, alongside a low maintenance modern bathroom. Upstairs, there are three well-proportioned bedrooms offering ample space and comfort. Both the front and rear gardens are designed for low maintenance, allowing you to fully enjoy the outdoors, whether it's soaking up the sun or dining alfresco. This charming property offers a perfect blend of contemporary living and traditional character, making it an ideal home.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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GUIDE PRICE £250,000

Location

Helston is famed for it's historic Flora Day celebrations on May 8th 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. This property is situated at the heart of the old town and perfectly placed to enjoy Flora Day! 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 restuarants 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

- Entrance Hallway
- Living Room
- Kitchen/Diner
- Bathroom
- Stairs to First Floor Landing
- Bedroom Two
- Bedroom One
- Bedroom Three

Outside

To the rear of the property there is a low maintenance courtyard with storage facilities while to the front there is a decked area bordered by mature shrubs.

Services

Mains water, drainage, electricity and Gas Central Heating.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(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

Agents Note

Our client has informed us that Number 5 has pedestrian access through the gate over the front of the neighbouring to the front of their property. Number 5 also has pedestrian right of access through the rear of the neighbouring two properties to the front.

Council Tax Band- B

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/>

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.

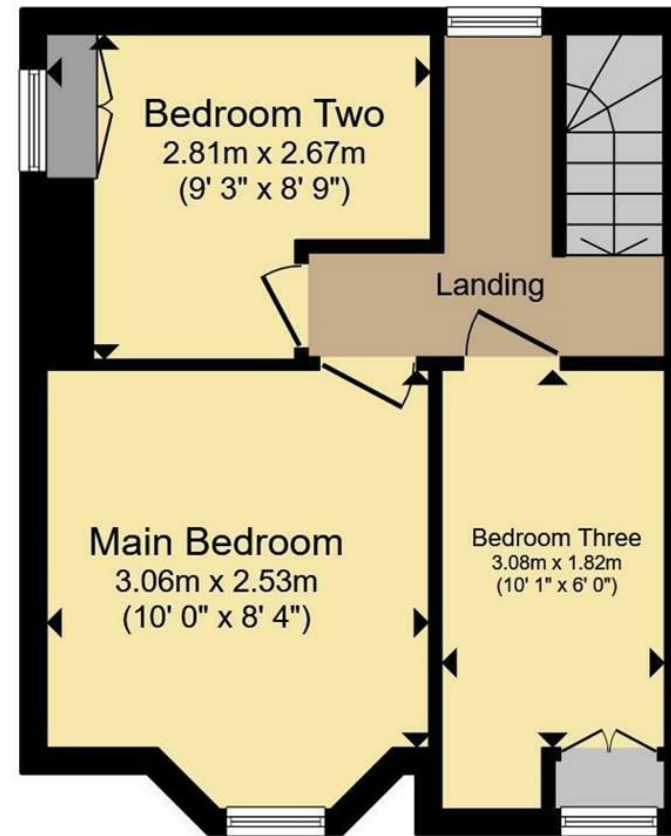
Proof of Finances

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.





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.

