

99 Hellis Wartha
Helston, Cornwall TR13 8WF





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Nestled in the sought-after residential area on the outskirts of Helston town centre, this modern four bedroom detached house offers an ideal family living experience.

The large living room serves as a spacious family room, perfect for unwinding together. The kitchen/diner, the true hub of the home, boasts ample storage cupboards and creates a great social environment, with patio doors leading out to the garden, allowing plenty of natural light to flood the room. Upstairs, family living is made easy with four well-appointed bedrooms, two of which feature ensuite bathrooms, in addition to a family bathroom. Outside, the property benefits from a private enclosed garden, perfect for various garden activities and providing a serene outdoor space for relaxation.



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

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GUIDE PRICE £375,000

Location

Hellis Wartha is a desirable residential area within the town and is perfectly placed to access the town centre and surrounding amenities. The property is adjacent 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
Cloak Room

Living Room
Kitchen/Diner
Stairs to Landing
Master Bedroom with En-Suite
Bedroom One with En-Suite
Bedroom Three
Bedroom Four
Family Bathroom

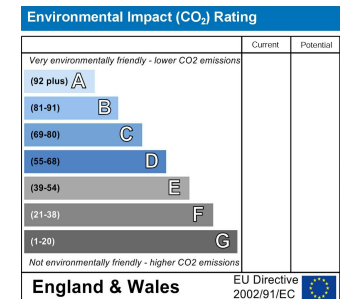
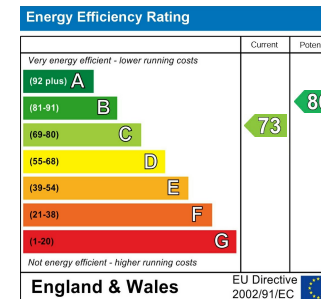
Garden

To the front of the property there is a area of lawn bordered by mature shrubs providing a good level of privacy. To the rear there is a patio area ideal for outdoor seating. Steps leads to a raised lawned area which is surrounded by mature shrubs.

Garage

Up and over garage door, door to rear with further storage, boiler, power and light connected.





Parking

Off road parking for one vehicle.

Services

Mains water, drainage, electricity. Gas central heating.

Council Tax Band-D**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

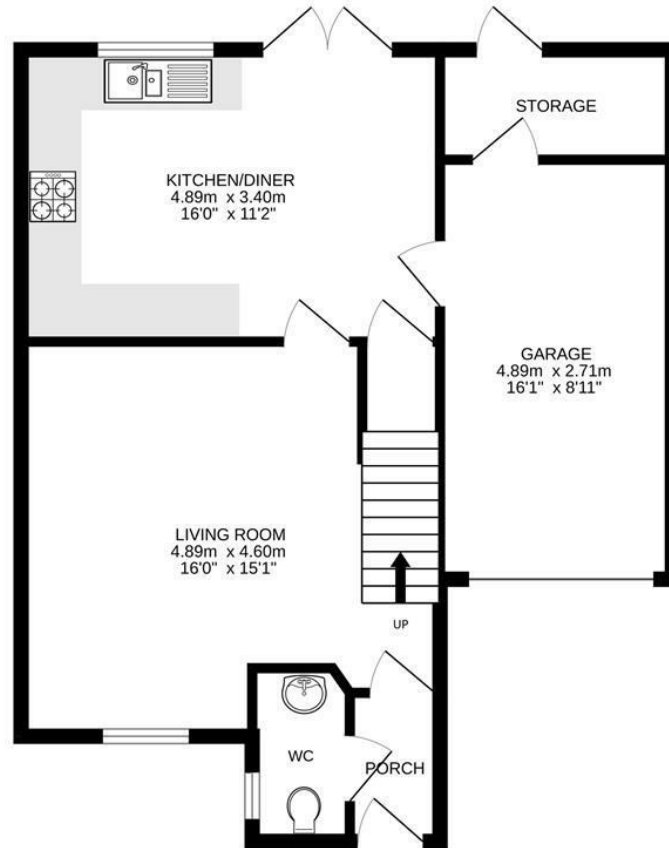
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

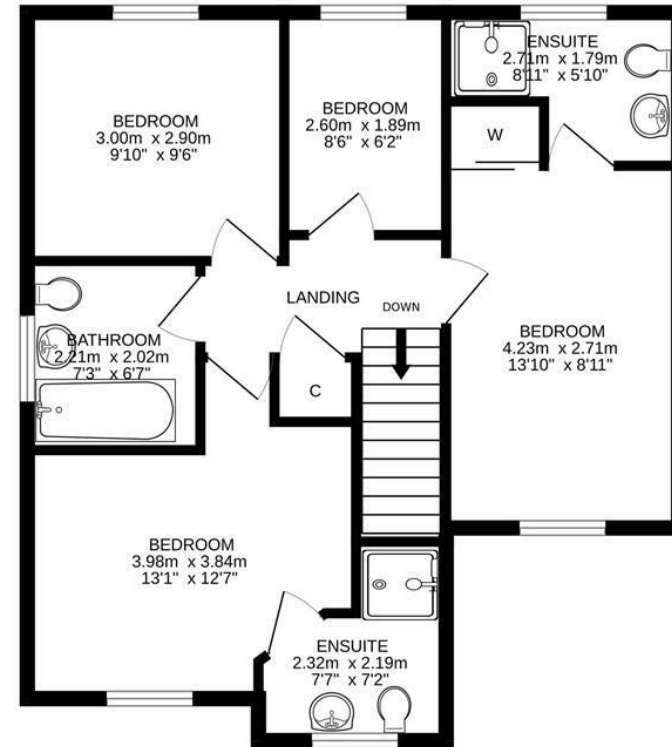
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR
58.6 sq.m. (630 sq.ft.) approx.



1ST FLOOR
56.5 sq.m. (608 sq.ft.) approx.



TOTAL FLOOR AREA : 115.1 sq.m. (1238 sq.ft.) approx.

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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