1 An Gew, Helston, TR13 0FZ

£340,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

1 An Gew

- MODERN DETACHED THREE BEDROOM HOUSE
- REMAINDER OF A 10 YEAR NHBC GUARANTEE
- DRIVEWAY WITH PARKING
- GARAGE
- LOVELY ENCLOSED GARDEN
- AIR SOURCE HEATING AND SOLAR PANELS
- FINISHED TO A HIGH STANDARD
- FREEHOLD
- COUNCIL TAX D
- EPC A-95

An opportunity to acquire a beautifully presented, modern three-bedroom detached home, constructed by a highly regarded Cornish developer in 2024 situated on the outskirts of the sought-after market town of Helston.

This contemporary property has been finished to an excellent standard throughout, offering well proportioned accommodation ideal for modern living. The home benefits from energy-efficient features including air source heating, solar panels, and a mechanical heat recovery ventilation system. It also retains the remainder of its 10-year NHBC warranty, providing additional peace of mind.

Externally, the property enjoys a private driveway offering off-road parking, leading to a garage. To the rear, a fully enclosed garden enjoys a desirable south and westerly aspect, making it perfect for outdoor entertaining and enjoying afternoon and evening sunshine.

Helston is a thriving market town and serves as the gateway to the picturesque Lizard Peninsula, renowned for its dramatic coastline, hidden coves, and scenic cliff-top walks. The town offers a wide range of amenities including national retailers, healthcare facilities, a cinema, and a leisure centre with an indoor swimming pool. Well-regarded primary and secondary schools are available locally, while further education options, including a university campus, can be found in the nearby town of Falmouth, approximately 12 miles away.

THE ACCOMMOODATION COMPRISES (DIMENSIONS APPROX)

Front door, with bin store to the side, that leads to the -

ENTRANCE HALL

With wood effect laminate flooring, generous storage cupboard, turning staircase to the first floor and doors to the -

LOUNGE/DINER 18'0" x 10'11" (5.5 x 3.35)

An airy dual aspect room with a window to the front and sliding glazed door with further glass side panel which leads to the rear garden.

KITCHEN/DINER 18'0" x 9'2" (5.5 x 2.8)

The property features a beautifully appointed contemporary kitchen/dining room, fitted with a stylish range of grey units complemented by granite-effect worktops incorporating a one-and-a-half bowl sink and drainer with mixer tap, a touch-control ceramic hob with a sleek smart glass black splashback and extractor hood over. The kitchen offers a comprehensive range of base, drawer, and wall-mounted units, along with a full suite of integrated appliances including a double oven, fridge/freezer, dishwasher, and washing machine. Wood-effect laminate flooring, while recessed downlighters provide modern lighting. To the dining area, a glazed sliding door with matching glazed side panel opens directly onto the rear garden, creating a light and sociable space ideal for both everyday living and entertaining.

W.C.

With an obscure glazed window to the front aspect, wall mounted vanity style wash hand basin with mirror over and dual flush w.c. with concealed cistern.

From the hallway a turning staircase with a window at the half landing leads to the -

FIRST FLOOR LANDING

With airing cupboard housing the hot water system. With doors to -

MASTER BEDROOM 9'2" x 9'2" (2.8 x 2.8)

With double glazed window to the rear aspect overlooking the garden, fitted double wardrobe with glazed sliding door and a further door to the -

EN-SUITE SHOWER ROOM

With a generous walk-in tiled and glazed shower cubicle, vanity style wall mounted wash hand basin with mirror over, w.c. with dual flush and concealed cistern, heated towel rail, obscure glazed window and tile effect laminate flooring.

BEDROOM TWO 10'9" x 8'11" (3.28 x 2.74)

With a window to the rear aspect overlooking the garden.

BEDROOM THREE 10'9" x 8'7" (3.28 x 2.62)

With a window overlooking the front aspect.

BATHROOM

A stylish, contemporary bathroom suite featuring a panelled bath with glass screen and shower over, complemented by attractive tiling. The space includes a vanity-style wash hand basin with mirror above, a dual-flush concealed cistern WC, and an obscure glazed window providing natural light. Finished with laminate tile-effect flooring and a heated towel rail.

OUTSIDE

To the side of the property is a block paved driveway with generous parking that leads to the -

GARAGE 18'8" x 11'8" (5.69 x 3.56)

With part glazed service door at the rear that leads out onto the garage.

The rear garden is of good proportion and has a nice southerly and westerly aspect, being nicely enclosed and offering a good degrees of privacy. There is a block paved seating area and lawn.

AGENTS NOTE

We are advised there is a service charge for the estate shared garden areas which is currently £200 per annum.

SERVICES

Mains water, electricity, drainage and modern air source heating backed up by solar panels.

WHAT3WORDS

ordinary.apartment.fillers

MOBILE AND BROADBAND

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

COUNCIL TAX

Council Tax Band D.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

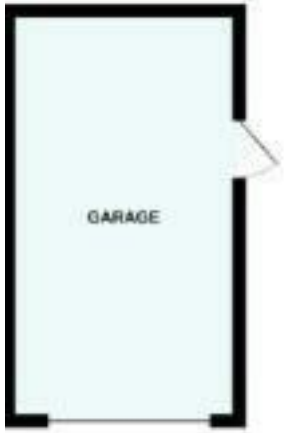
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

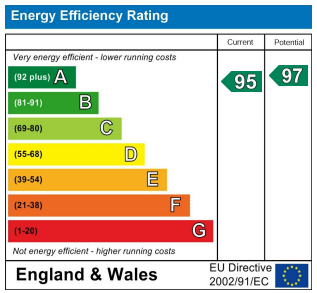
DATE DETAILS PREPARED.

9th April 2026.

FLOOD RISK

River & Sea Very Low Surface Water Very Low.





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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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