1 Prospect Court, Helston, TR13 8RU

£250,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

1 Prospect Court

- MODERN THREE BEDROOM SEMI-DETACHED PROPERTY
- MAINS GAS CENTRAL HEATING AND DOUBLE GLAZING
- PARKING AND GARDEN
- SHORT STROLL FROM THE TOWN CENTRE
- TUCKED AWAY LOCATION
- BEAUTIFULLY APP0INTED BATHROOM
- FREEHOLD
- COUNCIL TAX C
- EPC C-80

An opportunity to purchase a modern three bedroom semi-detached property a short stroll from Helston town centre with all its amenities. Built by a well regarded local developer in 2013, the property benefits from mains gas central heating, double glazing and an attractive front local stone facade.

This property is situated in a tucked away location with, parking and a lovely garden at the rear.

The accommodation in brief provides an entrance hallway W.C. with a turning staircase rising to the first floor, W.C., open plan living, kitchen area with glazed patio doors leading out onto the rear garden. On the first floor there are three bedrooms and a beautifully appointed bathroom.

Helston is an historic and thriving market town offering a comprehensive range of amenities, including national retailers, health centres, a cinema, and a leisure centre with indoor swimming pool. The town is served by well-regarded primary schools and a secondary school with sixth-form provision. It also serves as the gateway to the beautiful Lizard Peninsula, a dedicated area of outstanding natural beauty.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR TO

ENTRANCE HALLWAY

Of generous proportions with turning staircase rising to the first floor, window at the half landing and understairs storage cupboard. With door to

CLOAKROOM

With W.C. having concealed cistern and dual flush, wall mounted wash hand basin with tiled splash back and mirror above, chrome ladder style radiator, window to the side aspect and mirrored medicine cabinet.

A smart engineered oak and glass door leads to

LOUNGE AREA 17'10" x 15'10" (narrowing to 8'9") (5.45 x 4.85 (narrowing to 2.68))

This lovely airy space with its glazed patio doors leading out onto the rear garden which faces predominantly to the south along with a further window and the area is lit by a series of downlighters. Opening through to -

KITCHEN AREA 9'8" x 7'8" (2.96 x 2.34)

The property features a stylish, high-gloss white fitted kitchen with black granite-effect worktops and matching upstands, creating a sleek and contemporary finish. A one-and-a-half bowl stainless steel sink with mixer tap is set into the worktop, alongside a ceramic hob by Neff with a glass splashback and a chimney-style extractor hood above. The kitchen offers a good range of storage with a combination of base cupboards, drawers, and wall-mounted units. Integrated appliances include a stainless steel oven, fridge/freezer, built-in microwave, and a slimline dishwasher, all by Neff. A window to the front , while wood-effect LVT flooring and a series of LED downlighters complete the room with a modern and practical finish.

From the entrance hallway a turning staircase leads to

LANDING

With cupboard housing the Worcester gas boiler and engineered oak doors to

BEDROOM ONE 12'1" x 8'9" (3.7 x 2.67)

With a window to the rear aspect overlooking the garden and a loft hatch to the roof space, the room is lit by LED downlighters.

BEDROOM TWO 11'8" x 11'6" (max measurements) (3.58 x 3.51 (max measurements))

With window to the front aspect with far reaching rural views over the top of other properties towards rolling countryside with Tregonning Hill in the far distance. The room is lit by a series of LED downlighters.

BEDROOM THREE 8'9" x 8'7" (2.67 x 2.64)

With window to the rear aspect overlooking the garden and is lit by a series of LED downlighters.

SHOWER ROOM

The shower room is beautifully appointed and features a generous tiled shower enclosure with a glass door. Mains shower, w.c. with concealed cistern and dual flush, along with a stylish wash hand basin by Villeroy & Boch. The walls are attractively tiled, and above the basin there is a mirror with integrated light and shaver socket. Additional features include an extractor fan, a ladder-style chrome heated towel radiator, and a mirrored medicine cabinet for storage. A window to the side aspect allows natural light into the room, while LED downlighters provide modern illumination. The bathroom is completed with practical stone-effect vinyl flooring.

OUTSIDE

To the front of the property there is a brick paved area which is enclosed by galvanised metal fencing. At the side of the semi's there is a driveway leading to the rear courtyard parking area where there is a parking and a rear garden gate.

REAR GARDEN

The rear garden is nicely enclosed by a combination of fencing and an attractive traditional Cornish stone wall, providing both privacy and character. A brick-paved patio creates an ideal seating area for outdoor dining and relaxation, complemented by a low-maintenance artificial lawn. There is also a useful garden shed for storage. Glazed patio doors provide direct access back into the lounge, and a further gate leads along the side of the property, offering additional pedestrian access to the rear. The garden also benefits from an outside light and a water tap for added convenience.

AGENTS NOTE

We are advised that the property benefits from a pedestrian right of way over the neighbouring driveway to the rear of the property.

SERVICES

Mains water, electricity, drainage and gas.

WHAT3WORDS

matter.bordering.catchers

ANTI-MONEY LAUNDERING

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

COUNCIL TAX

Council Tax Band C.

DATE DETAILS PREPARED.

4th March 2026.

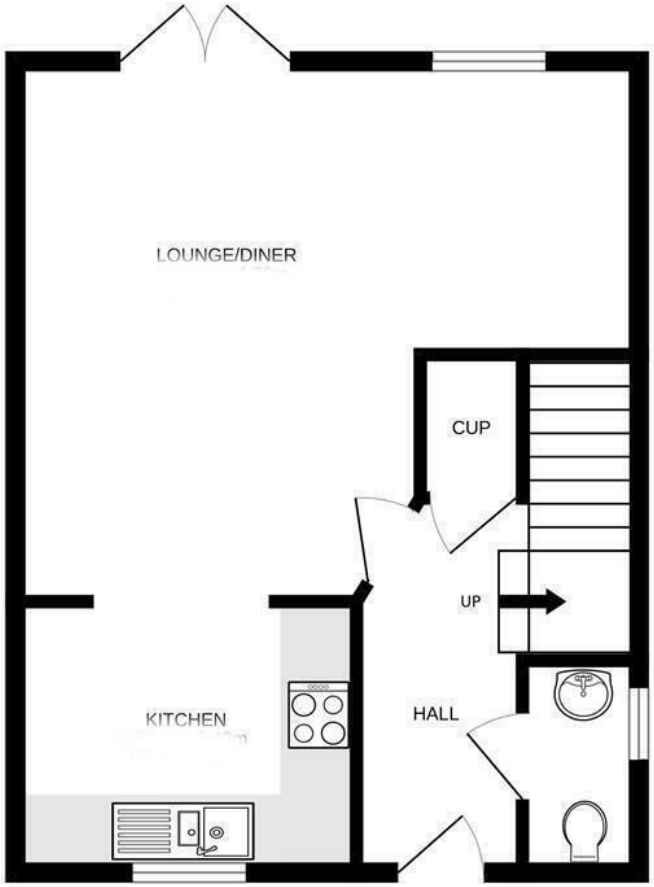
MOBILE AND BROADBAND

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/

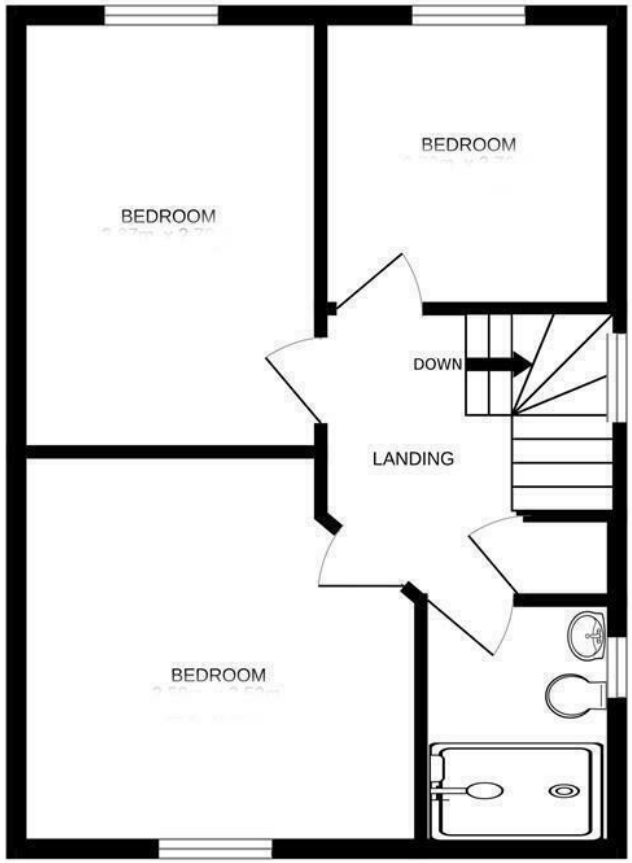
PROOF OF FINANCE - PURCHASERS

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.

GROUND FLOOR



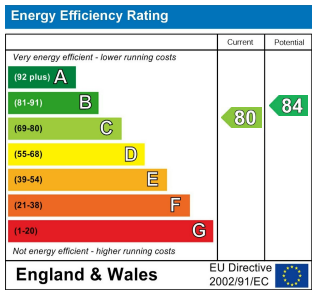
1ST FLOOR



PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS

FOR ILLUSTRATION PURPOSES ONLY



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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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