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Putting your home on the map

Seneschall Park, Helston

Offers in Excess of £265,000

Freehold

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Helston

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Property Introduction

Situated in a highly sought-after residential area of Helston, this well presented three bedroom link semi-detached house offers an excellent opportunity for families and first-time buyers.

The accommodation on the ground floor comprises of an inviting entrance hallway, a comfortable lounge and a spacious kitchen/breakfast room providing an ideal space for both everyday living and entertaining. To the first floor are three well proportioned bedrooms and a modern family bathroom offering flexible accommodation to suit a variety of lifestyles.

To the outside, the property benefits from an enclosed rear garden which is perfect for children, pets, and outdoor entertaining. A garage and off-road parking further enhance the practicality of the property.

Location

Seneschall Park is a desirable residential area located on the north side of the town.

Helston and the surrounding nearby areas provide primary schooling with secondary schooling in Helston and Mullion. The town has a leisure centre with a swimming pool and a large gym along with 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 ten-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 twenty to thirty-minute drive.

ACCOMMODATION COMPRISES

Double glazed front door leading to:-

ENTRANCE HALLWAY

A welcoming light and bright entrance hallway with a double glazed window to the front. Stairs rising to the first floor and doors to the lounge and kitchen. Radiator. Doors off to:-

LOUNGE 16' 2" x 12' 6" (4.92m x 3.81m)

A bright and comfortable reception room featuring carpet flooring, a radiator, and a double glazed window overlooking the rear garden. A useful understairs storage cupboard provides additional practicality, whilst a double glazed wood-panelled door offers direct access to the rear garden.

KITCHEN/BREAKFAST ROOM 11' 2" x 9' 8" (3.40m x 2.94m) maximum measurements

A modern and contemporary kitchen with a double glazed window to the front creating a bright and practical space for everyday living. Fitted with a range of wall and base units having complementary working surfaces and incorporating an integrated dishwasher, integrated fridge/freezer, double oven, and an integrated induction hob with extractor hood over. Vinyl flooring and wall-mounted gas boiler. Radiator.

FIRST FLOOR LANDING

Access to loft and a useful storage cupboard. Doors off to:-

BEDROOM ONE 11' 3" x 8' 6" (3.43m x 2.59m) plus doorway recess

A well proportioned double bedroom with a double glazed window to the rear overlooking the garden. Fitted mirrored wardrobe providing excellent storage, space for a vanity table or dressing area. Carpeted flooring and radiator.

BEDROOM TWO 10' 2" x 8' 6" (3.10m x 2.59m) plus doorway recess

A well-proportioned bedroom with a double glazed window to the front. Carpeted flooring and radiator.

BEDROOM THREE 7' 9" x 7' 6" (2.36m x 2.28m)

A single bedroom with a double glazed window to the rear overlooking the garden. Carpeted flooring and radiator. This versatile room would also make an ideal nursery, home office or study.

BATHROOM

Double glazed obscure glass window to the front. Featuring a modern white suite comprising of a low level WC, vanity wash hand basin and panelled bath with mixer shower tap over. Tiled walls, vinyl flooring, extractor fan and heated ladder style towel radiator.

GARAGE 16' 5" x 9' 5" (5.00m x 2.87m) maximum measurements

Up-and-over roller garage door and featuring a wash hand basin and plumbing for an automatic washing machine. Pedestrian door provides access to the rear garden.

OUTSIDE

To the outside, the property benefits from an enclosed rear garden providing an ideal space for families, outdoor dining and entertaining. To the front, there is a driveway leading to the garage offering secure parking or additional storage space.

SERVICES

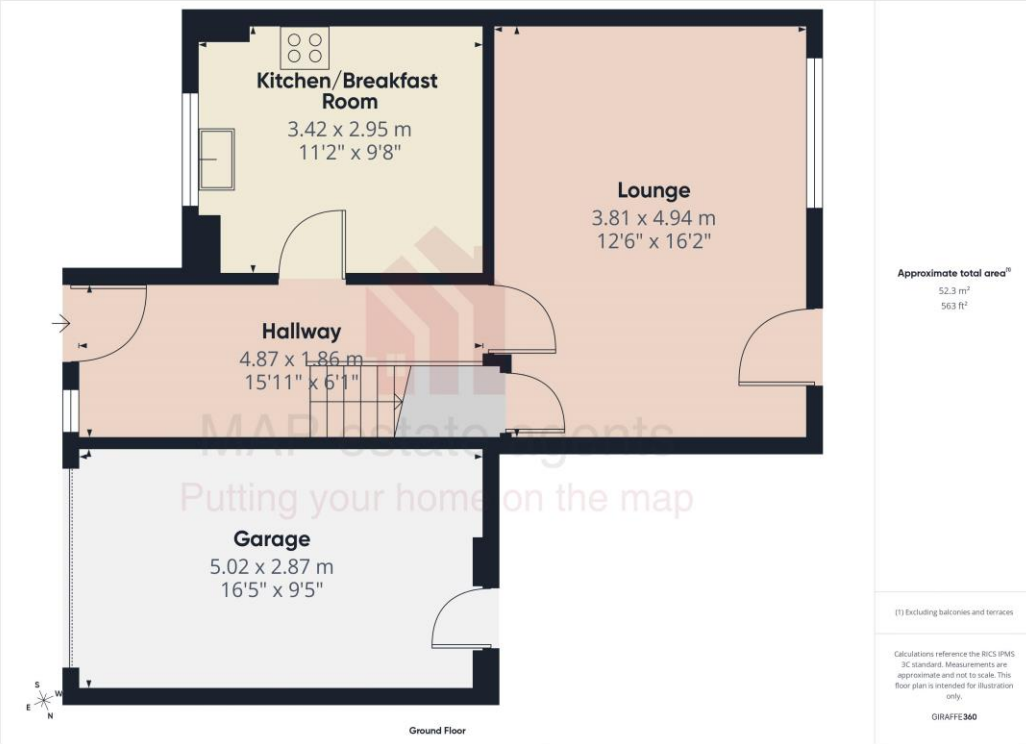
Mains electricity, mains gas, mains water and mains drainage. Enhancing the energy efficiency, the property features owned solar panels with a battery storage system offering the potential for reduced energy bills and greater energy independence.

AGENT'S NOTE

The Council Tax band for this property is Band 'C'.

DIRECTIONS

At the Turnpike Roundabout, turn left signposted 'Redruth' and follow this road passing the school playing field on your left-hand side and go straight across the small mini roundabout. At the next roundabout, take the third exit onto Hellescoth Way and stay on Hellescoth Way and then turn right onto Seneschall Park and the property will be identified straight ahead. If using What3words: shrubbery.field.counters



MAP's top reasons to view this home

- Link semi-detached house
- Three bedrooms
- Contemporary kitchen
- Generous sized lounge
- Family bathroom
- Garage
- Enclosed rear garden
- Gas central heating
- Close to amenities
- Chain free sale

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