



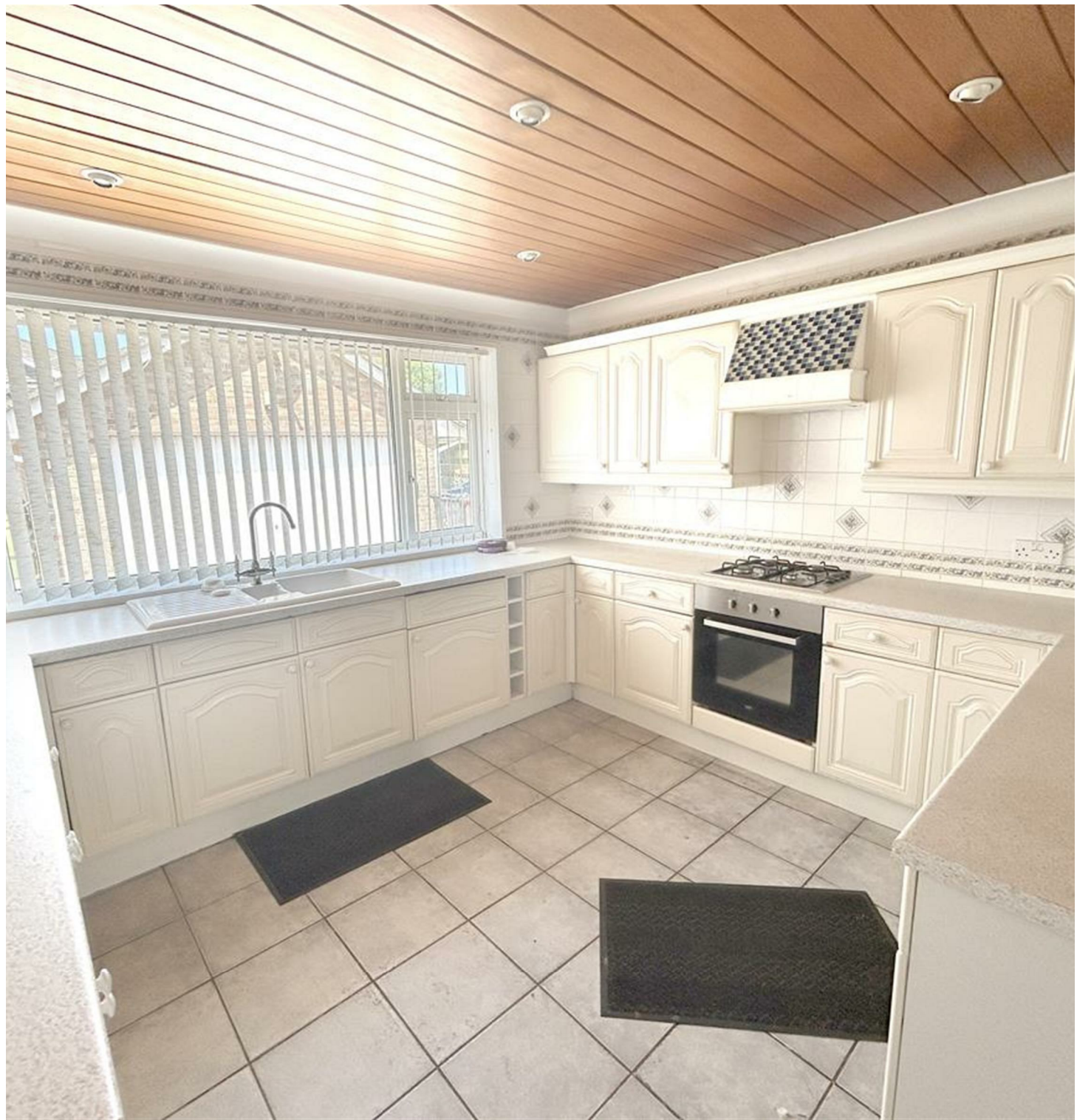
Trenewth, 4 Roskilling Wartha, Helston, TR13 8LY

£475,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Trenewth, 4 Roskilling Wartha

- THREE BEDROOM DETACHED BUNGALOW
- SPACIOUS ACCOMMODATION
- CUL-DE-SAC LOCATION
- GENEROUS PLOT WITH MATURE GARDENS
- KITCHEN/DINER PLUS SEPARATE UTILITY ROOM
- DOUBLE GARAGE AND DRIVEWAY PARKING
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- FREEHOLD
- COUNCIL TAX E
- EPC C71







A fantastic opportunity to acquire this spacious three-bedroom detached bungalow, occupying a generous plot in a pleasant cul-de-sac setting and benefiting from a double garage.

The property offers comfortable, well-proportioned accommodation and benefits from mains gas central heating and double glazing.

The accommodation briefly comprises an inviting entrance hallway, a generous lounge featuring a living flame gas fire, a well-appointed kitchen/dining room, a useful utility room, three double bedrooms, with the principal bedroom enjoying the advantage of an en-suite shower room, together with a family bathroom.

Outside, the property is equally impressive. A driveway provides parking for several vehicles and leads to the double garage. The mature gardens to both the front and rear are a particular feature, being beautifully planted with an attractive array of established trees, shrubs and flowering plants, creating a delightful setting with plenty of space to relax and enjoy.

Helston, regarded as the gateway to the stunning Lizard Peninsula, offers an enviable lifestyle with an abundance of nearby sandy coves, scenic coastal paths and dramatic cliff-top walks. The town itself provides an excellent range of day-to-day amenities, including national retailers, supermarkets, health centres, a cinema and a leisure centre with an indoor swimming pool. Well-regarded primary and secondary schools are available locally, while a university campus can be found in nearby Penryn, approximately twelve miles away. Helston is perhaps best known for its historic Flora Day celebrations, held annually each May and recognised as one of Cornwall's oldest and most cherished traditions.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

ENTRANCE AREA

Of generous proportions with tiling to the floor and doors to-

LOUNGE 21'2" x 15'8" (6.47 x 4.8)

With window to the front aspect and a living flame gas fire set on a slate effect hearth with wood surround, glazed French doors that lead back to the hallway.

KITCHEN/DINER 31'0" x 12'0" (9.46 x 3.66)

Fitted with a range of white base and drawer units complemented by matching wall cupboards, the kitchen incorporates a one-and-a-half bowl sink and drainer, a gas hob with an extractor over, and a built-in electric oven. Attractive tiled splashbacks, wood-panelled ceiling with recessed spotlights and wall lighting complete the space. Windows to both the front and rear aspects provide plenty of natural light and delightful views over the gardens, while an archway leads seamlessly through to the dining area.

UTILITY ROOM 11'6" x 7'8" (3.52 x 2.35)

With worktop with stainless steel sink drainer unit with cupboard under, gas boiler, tiled splashbacks, tiling to floors, part wood panelling to walls, window to the rear aspect and a large storage cupboard that houses the immersion.

MASTER BEDROOM 16'11" x 13'0" (5.18 x 3.98)

With window to the front aspect and door to

EN SUITE

Being appointed with a corner bath, glazed and tiled walk-in shower cubicle with Mira electric shower, towel drying radiator, wash hand basin set into a vanity unit with storage with further storage units over and lit mirror, tiling to the floor and walls and window to the rear aspect.

BEDROOM TWO 13'1" x 11'7" (4 x 3.55)

With window to rear aspect.

BEDROOM THREE 11'5" x 8'10" (3.5 x 2.7)

With window to rear aspect.

BATHROOM

Comprising a suite that includes a P shaped bath with glass screen and electric shower over W.C. pedestal wash hand basin, towel radiator, extractor, tiling to the walls and floors and a window to the rear aspect.

OUTSIDE

To the front of the property there is a driveway with parking for several vehicles that leads to a gated area at the rear and onwards to

DOUBLE GARAGE 17'11" x 18'0" (5.47 x 5.5)

With power light, window to the side aspect, service door to the side, pitched roof and tap.





GARDENS

A particular feature of this delightful property is its generous, mature gardens. The front garden is laid mainly to lawn and is beautifully bordered by an attractive array of established plants, trees and shrubs, with a patio seating area from which to enjoy the surroundings.

The rear garden is equally impressive, offering a substantial expanse of lawn interspersed with well-stocked flower and shrub beds, mature trees and established planting. There are several patio seating areas, ideal for outdoor entertaining or relaxing, together with a charming summer house, making this a superb outdoor space to enjoy throughout the seasons.

SERVICES

Mains water, electricity, drainage and gas.

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 E.

DATE DETAILS PREPARED.

10th July 2026.

WHAT3WORDS

resolves.subplot.learning

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

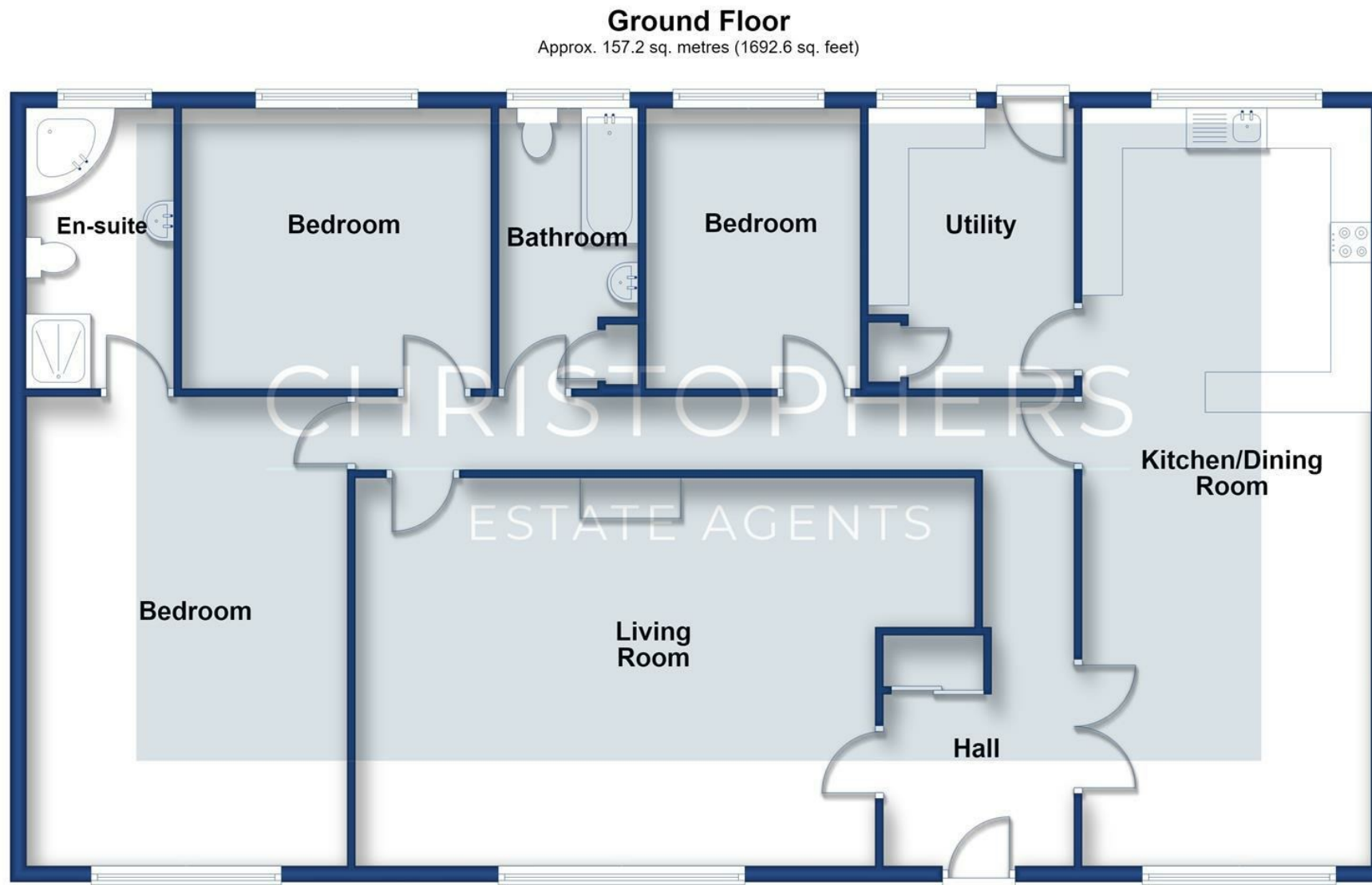
To check the mobile phone coverage please visit -

<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.





Total area: approx. 157.2 sq. metres (1692.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 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 a property or any other figures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lesser 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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