31 Glenhaven Park, Helston, TR13 8PW

£75,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

31 Glenhaven Park

- TWO BEDROOM PARK HOME
- PEACEFUL RETIREMENT PARK
- COSY SITTING ROOM
- KITCHEN WITH BESPOKE BREAKFAST BAR
- SEMI OPEN PLAN LIVING
- DOUBLE BEDROOM WITH FITTED FURNITURE
- SINGLE BEDROOM WITH FITTED FURNITURE
- LAWNED GARDENS AND SEATING AREAS
- COUNCIL TAX BAND A
- LEASEHOLD

Situated on the peaceful and friendly Glenhaven residential park, this delightful two bedroom park home offers comfortable, easy to maintain accommodation in a convenient location within reach of the town centre.

The home has a wonderfully cosy feel throughout, with a kitchen featuring a bespoke breakfast bar that is semi open plan to the sitting room, creating a sociable space for everyday living. There are two bedrooms, comprising a comfortable double bedroom and a single bedroom, both benefiting from fitted furniture, together with a bathroom.

Outside, the property enjoys a lovely plot with lawned gardens and seating areas, offering plenty of space to relax or enjoy a spot of gardening. It is a wonderful space to make your own.

The park itself has a welcoming community feel and enjoys a peaceful setting, whilst being just a short distance from Helston town centre and its range of shops and amenities. This would make an ideal retirement home for a couple or someone looking to downsize and enjoy a more relaxed way of life.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

ENTRANCE VESTIBULE 5'6" x 4' (1.68m x 1.22m)
A useful area with window to side and obscured door to

HALLWAY
With radiator, storage cupboard, doors to both bedrooms and bathroom and opening to

KITCHEN 9'7" x 8'3" (2.92m x 2.51m)
A dual aspect kitchen with traditional style base and wall units with butcher block style timber work surfaces over with stainless steel sink and drainer, space and point for electric oven, space and plumbing for washing machine and space and point for fridge freezer, larder style storage cupboard and cupboard housing boiler and providing for further storage. Window to both sides, attractive bespoke breakfast bar and opening to

SITTING ROOM 11'2" x 9'7" (3.40m x 2.92m)
A lovely cosy dual aspect room with windows to side and rear and door to side. Coal effect electric fire and radiator.

BEDROOM ONE 9'7" x 7' (2.92m x 2.13m)
A double bedroom with fitted storage to include a wardrobe and over bed storage cupboards, window to front and radiator.

BEDROOM TWO 6'9" x 6'9" (2.06m x 2.06m)
With window to side, radiator and fitted furniture to include two single wardrobes and a vanity area with storage and drawers.

BATHROOM 5'5" x 5'1" (1.65m x 1.55m)
With suite comprising of a bath with tiled surround, Triton electric shower over, low level W.C., pedestal wash hand basin, radiator and obscured window to side.

OUTSIDE

To the front there is a patio seating area and a path to the front door. To the side there is another patio seating area and a useful storage shed. Beyond this is an area of lawn whilst to the rear there is another area of lawned garden and a pedestrian access path. To the other side is a good sized area of lawn offering a blank canvas for keen gardeners. Around the property there are borders and the garden is stocked with plants, shrubs and flowers.

SERVICES

Mains water, electricity and drainage.

AGENTS NOTE ONE

The property is leasehold and the ground rent we are advised is currently £223.93.

AGENTS NOTE TWO

Please be aware that any resale of the park home 10% plus VAT of the sale price is payable to the owner.

AGENTS NOTE THREE

We are advised that the purchasers have to be 55 years or older although this is subject to the park owners discretion.

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 A.

DATE DETAILS PREPARED.

16th July 2026.

WHAT3WORDS

surprised.spells.beefed

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

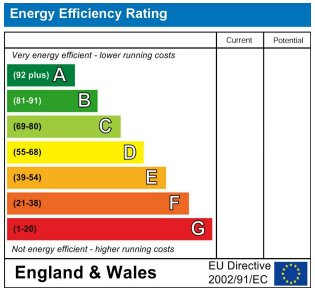
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS



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 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.

Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

CHRISTOPHERS
ESTATE AGENTS