

**FOR SALE**



**Turnpike, Helston**  
**Guide Price £250,000**

  
**MARTIN&CO**

# Turnpike, Helston

Guide Price £250,000

- EXCELLENT REFURBISHMENT POTENTIAL
- DETACHED BUNGALOW
- GENEROUS LEVEL PLOT
- DRIVEWAY PARKING
- CLOSE TO AMENITIES

**RENOVATION PROJECT - A two bedroom detached bungalow with excellent potential on a level plot with driveway parking close to the centre of Helston. The property offers significant scope to enhance and add value (subject to planning consents).**

Having been let out for a number of years, the property now offers significant scope for refurbishment, subject to planning permission.

The accommodation comprises; a hallway providing access to all principal rooms, a bright dual-aspect living room, a kitchen, two bedrooms and a bathroom.

Externally, the property has a good-sized garden, mainly laid to lawn, along with driveway parking and an outhouse and shed.



Conveniently located within a quiet, residential area with easy access to the town centre and local shops and supermarkets. This property is perfectly suited for a range of buyers including downsizers, investors, or those seeking a renovation project

EPC – D

Council Tax Band C

Plot size 0.11 acres

Gas Central Heating & Hot Water

Garden

Outhouse & Shed

Driveway Parking

Mains Gas, Electric, Water and Sewage

Broadband : Ultrafast Broadband Available at this postcode.

Mobile Phone Coverage: O2 / EE / Three / Vodafone -

Please contact individual providers for further information.

Source: [www.ofcom.org.uk](http://www.ofcom.org.uk)

#### LOCATION:

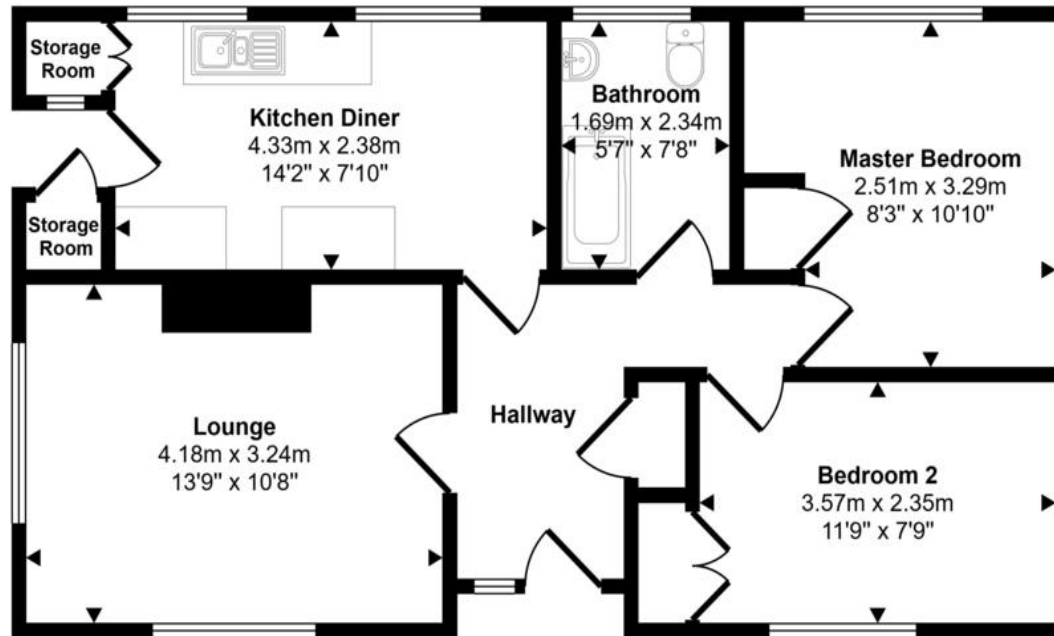
The most southerly town in Great Britain, Helston is a bustling traditional Cornish town on the Lizard Peninsula, a designated area of outstanding natural beauty, with many stunning beaches, coves and cliff top walks.

Known globally for its annual Furry Dance (known locally as the Flora Dance), the town is full of quaint streets and stone cottages, with an array of boutiques, shops and cafes on the high street, which dates back to medieval times

Centuries ago, Helston was a thriving port, but in the medieval period, the mouth of the Cober River began to silt up, creating the shingle bank called Loe Bar, which effectively closed off Helston and made the largest freshwater lake in Comwall. The banks of the lake now have a variety of attractive walking paths, making this a popular spot for day trips.



Approx Gross Internal Area  
58 sq m / 624 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.