

7 Medlyn Court Monument Road, Helston, TR13 8HF

£220,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

7 Medlyn Court Monument Road

- TWO DOUBLE BEDROOM TOWNHOUSE OVER THREE FLOORS
- SPACIOUS KITCHEN/DINING ROOM
- LIGHT AND INVITING LOUNGE WITH BALCONY
- INTEGRAL GARAGE AND OFF-ROAD PARKING
- COURTYARD GARDEN AND BUILT-IN STORAGE
- CLOSE TO TOWN CENTRE, BOATING LAKE AND PENROSE WALKS
- FREEHOLD
- COUNCIL TAX B
- EPC C72







A fantastic opportunity for first time buyers or a small family, this generous two bedroom townhouse offers spacious accommodation arranged over three levels, a garage, off road parking and plenty of potential to make it your own!

Tucked away within a lovely courtyard style development, the property is conveniently located close to the town centre and local amenities, including the boating lake and beautiful Penrose walks.

The ground floor opens into a generous entrance hall, offering plenty of space to create a useful home working or study area. There is also a handy utility room with access to the rear garden and integral garage.

The first floor provides a lovely living space, with a spacious kitchen dining room offering ample room for both cooking and dining, together with a useful larder cupboard providing plentiful storage. Panel glazed double doors lead through to the lounge, a light and inviting room with a door and double side screens opening onto a small balcony.

On the second floor, there are two well proportioned double bedrooms, both benefiting from built in storage cupboards, along with a family bathroom and a useful linen cupboard on the landing.

Outside, there is a small courtyard style garden to the rear, while off road parking and the integral garage provide valuable additional convenience.

Offering generous accommodation, a practical layout and plenty of scope to update and personalise, this is a brilliant opportunity for first time buyers looking to get onto the property ladder or a small family seeking a home with potential.

Viewing is highly recommended to fully appreciate the space and opportunity on offer.

Helston is an historic and thriving market town offering a comprehensive range of amenities, including national retailers, cafes, public houses, health centres, a cinema, and a leisure centre with indoor swimming pool. The town benefits from well regarded primary schools and a secondary school with sixth form provision. It also serves as the gateway to the beautiful Lizard Peninsula, a designated Area of Outstanding Natural Beauty renowned for its dramatic coastline and scenic walks.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

COVERED ENTRANCE
With door to

ENTRANCE HALLWAY
With door to

INNER HALLWAY

With turning staircase to first floor floor with understairs storage area and door to

UTILITY ROOM 11'2" x 7'3" (3.40m x 2.21m)

A useful room with space and plumbing for washing machine, wall mounted Worcester green style boiler, built-in storage cupboard, door with side screen to rear garden and door to

INTEGRAL GARAGE 16'3" x 10'2" (4.95m x 3.10m)

A generous garage with roller door, power, light and water connected.

FIRST FLOOR

LANDING

With turning staircase continuing to the second floor and door to

L SHAPED KITCHEN 15'7" max reducing to 8'4" min x 11'5 max reducing (4.75m max reducing to 2.54m min x 3.48m max reduci)

A lovely spacious room with plenty of space to cook and dine fitted with base and wall units with roll top work surfaces over with stainless steel sink and drainer, space and point for electric oven and space and point for under counter fridge, built-in larder style storage cupboard, radiator, window to rear and glazed doors to

LOUNGE 13'7" x 11'7" (4.14m x 3.53m)

With door with side screens to front offering access to the small balcony and radiator.

SECOND FLOOR LANDING

With doors to various rooms and useful linen cupboard.

BEDROOM ONE 13'7" x 11'8" (4.14m x 3.56m)

With window to front, radiator and built-in wardrobe.

BEDROOM TWO 10'2" x 9'8" max measurements (3.10m x 2.95m max measurements)

With radiator, window to rear and built-in storage cupboard.

BATHROOM 9'6" x 5'6" (2.90m x 1.68m)

With suite comprising of a bath with tiled surround and Mira Sport electric shower over, low level W.C., pedestal wash hand basin and radiator.

OUTSIDE

There is an area of dedicated off road parking for the development where the owner informs us that each property enjoys the benefit of one space (unallocated) with spare spaces for visitor parking and a courtyard style enclosed garden to the rear.

SERVICES/UTILITIES

Mains water, electricity, drainage and gas central heating. Solar panels fitted but not connected please ask for further information.













WHAT3WORDS

argued.fakes.articulated

FLOOD RISK

River & Sea Very Low Surface Water Low.

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 B.

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

DATE DETAILS PREPARED.

22nd October 2026.

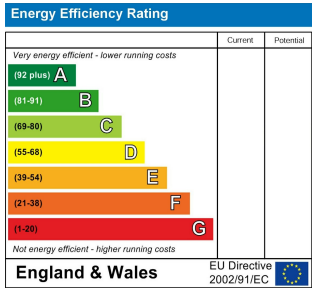
MOBILE AND BROADBAND

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.





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.



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