



**5 Roselidden Parc, Helston, TR13 8UH**

**£300,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

## 5 Roselidden Parc

- DETACHED TWO/THREE BEDROOM BUNGALOW
- FABULOUS RURAL VIEWS
- CONTEMPORARY SEMI-OPEN PLAN LIVING SPACE
- VERSATILE THIRD BEDROOM/HOBBIES ROOM/HOME OFFICE
- OFF ROAD PARKING AND LARGE GARDEN TO REAR
- GREAT CONVENIENT LOCATION
- EPC D56
- COUNCIL TAX C
- FREEHOLD







Situated within a sought after residential area enjoying fabulous far reaching rural views across the beautiful Cober Valley, this detached three bedroom bungalow offers light, modern and versatile accommodation in a truly lovely setting.

The property has a great sense of space and flow, with a semi open plan layout that makes the most of its position. The lounge is a particularly appealing room, featuring two front facing windows that frame the valley views and provide plenty of natural light. This opens into the contemporary kitchen featuring a breakfast bar creating a sociable and practical arrangement ideal for everyday living.

To the rear are two generous double bedrooms, both benefiting from built in storage. The third bedroom has been thoughtfully converted from the former garage and provides a highly versatile space, perfect as a guest bedroom, hobby room or an ideal home office for those working remotely. The bathroom is spacious and well appointed, offering both a bath and a separate shower cubicle. Further storage is provided by a linen cupboard and a separate cloaks cupboard, adding to the home's practicality.

Outside, there is off road parking and a good size rear garden, mainly laid to lawn and offering plenty of space for children, pets or keen gardeners. There is a patio with external power perfect for Summer barbecues or perhaps a hot tub? To the front, a terrace provides a wonderful spot to sit and enjoy the evening sun while taking in the stunning sunsets over the Cober Valley.

Conveniently located close to the town centre, primary and secondary schooling, wooded riverside walks and on the town bus route, this is a superb opportunity for a variety of buyers, whether a small family or an active retired couple seeking comfort, views and convenience in equal measure.

**THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

**DOOR WITH SIDE SCREEN TO**

## HALLWAY

With radiator, door to bedroom three/office and door to

## LOUNGE 18'8" x 9'2" (5.69m x 2.79m)

A lovely light room with two windows to front showcasing the fabulous rural views across the Cober Valley, radiator and open plan to

## KITCHEN 13'1" x 8'6" (3.99m x 2.59m)

Fitted with a range of contemporary style base and wall units with work surfaces over, stainless steel one and a half bowl sink and drainer, Neff electric oven with ceramic hob and filter and light above and integrated Neff dishwasher, space and plumbing for washing machine and space and point for fridge/freezer, useful breakfast bar area, exterior door and window to side and door to

## INNER HALLWAY

With loft access, doors to various rooms, linen cupboard offering slated shelved storage and cloaks cupboard.

## BEDROOM ONE 11'8" x 10'9" (3.56m x 3.28m)

With radiator, window to rear overlooking the garden and built-in double wardrobe.

## BEDROOM TWO 9'5" x 9'2" (2.87m x 2.79m)

With radiator, window to rear overlooking the garden and built-in wardrobe.

## BATHROOM 8'6" x 8'4" (2.59m x 2.54m)

A spacious bathroom being fully tiled with tiled floor and walls offering a bath with mixer tap, tiled shower cubicle housing a chrome effect mixer shower, low level W.C., pedestal wash hand basin, chrome effect ladder style radiator and obscured window to side.

## BEDROOM THREE/HOBBIES ROOM/OFFICE 11'5" x 7'9" (3.48m x 2.36m)

With radiator and window to rear. A versatile room perfect as an office or for those needing to work from home or perhaps as a guest bedroom.





#### **OUTSIDE**

To the front of the property is a dedicated level block paved area of off road parking suitable for two vehicles. To the side there is a driveway providing for additional off road parking and leading to the former garage which now offers an area of storage to the front. Steps and path lead to the property and the front terrace which is the perfect spot to watch the sunset over the Cober Valley. The main gardens lie to the rear of the property they are generous and predominantly laid to lawn with a patio/sitting area with external power sockets and LED lighting. Perfect for a summer barbecue or perhaps a good spot for a hot tub from which you can enjoy the lovely rural view. To one side of the property is the external oil fired boiler and the oil tank whilst to the other side is gated pedestrian access leading up around to the front of the property.

#### **SERVICES**

Mains electrics, water, drainage and oil fired central heating.

#### **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 C.

#### **DATE DETAILS PREPARED.**

4th March 2026.

#### **WHAT3WORDS**

lately.slamming.unspoiled

#### **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**

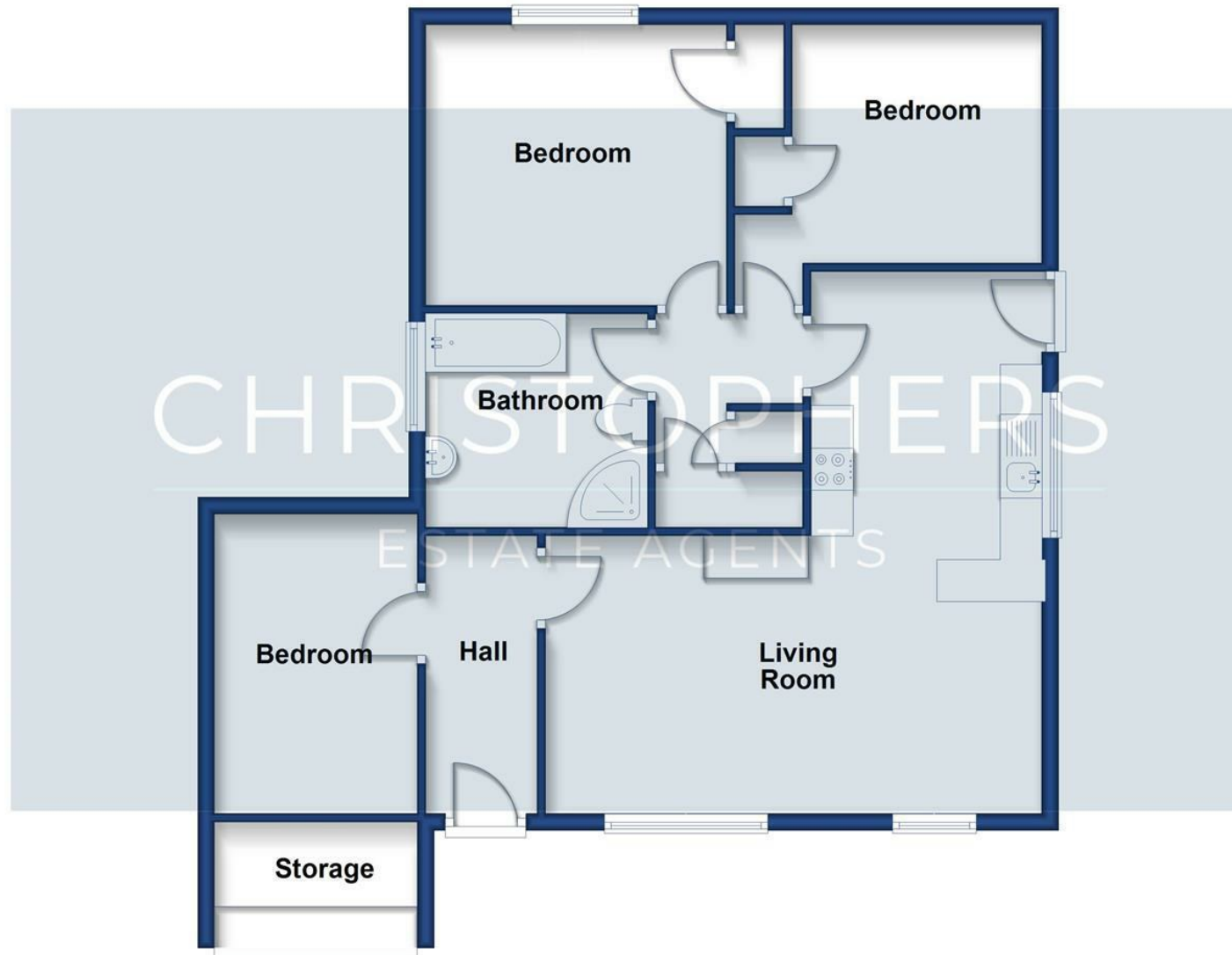
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.





### Ground Floor

Approx. 81.8 sq. metres (880.4 sq. feet)



Total area: approx. 81.8 sq. metres (880.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>56</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fences and hoardings 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.



## Christophers Estate Agents

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