

4 Kroon Stadt Villas Helston, TR13 8QR


MATHER
PARTNERSHIP
01326 565016
thematherpartnership.co.uk
FOR SALE

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FOUR

CODOLPHIN
ROAD


MATHER
PARTNERSHIP



4 Kroon Stadt Villas Helston, TR13 8QR

Situated just a short distance from the town centre, supermarkets, and local schools, this two bedroom terraced house offers both convenience and potential in equal measure. Perfectly placed for enjoying Helston's famous Flora Day celebrations, it's an ideal spot for anyone looking to be at the heart of the community.

While the property would benefit from some updating, it presents a fantastic opportunity to create a home tailored to your own taste and style. The open plan lounge and dining area offers a sociable living space, ideal for everyday living or entertaining, while the kitchen provides plenty of storage and functionality. A standout feature is the attached workshop, which offers brilliant versatility, perfect for DIY enthusiasts or easily adaptable into a home office for those working remotely.

Upstairs, you'll find two generously sized double bedrooms and a family bathroom. Outside, the enclosed rear garden has been cleverly landscaped for low maintenance and is a real suntrap, ideal for relaxing or entertaining in warmer months. One of the property's rarest and most valuable assets is the garage, offering secure parking or additional storage space—something seldom found this close to town. This is a home bursting with potential in a truly convenient location.



The Mather Partnership, Offices in Helston & Hayle

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Offers In Excess Of £180,000

Location

Helston is famed for it's historic Flora Day celebrations on 8 May when the town is bedecked with greenery, bluebells and gorse and throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Floral Dance and ushering in the Summer. The modern town and the surrounding nearby areas now boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. Helston also enjoys a leisure centre with a swimming pool and large gym and many amenity areas including the Coronation Boating Lake and the beautiful National Trust Penrose Estate offering a host of woodland walks. Helston is widely regarded as the gateway to the stunning Lizard Peninsula and is within a 10 minute drive of the thriving harbour and coastline at Porthleven offering an array of shops and good quality restaurants as well as world class surf. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

Accommodation

Entrance Hallway
Living Room

Dining Room
Kitchen
Workshop
Stairs to Landing
Bathroom
Bedroom Two
Bedroom One

Garage

Located at the end of the garden providing a useful amount of storage.

Outside

The enclosed rear garden is low maintenance and enjoys a raised decked area perfect for outdoor seating and a patio area to the side which houses a shed providing additional storage. There is a raised bedded area for mature shrubs allowing you to add colour to the garden and graveled section that leads to the bottom of the garden.

Services

Mains water, drainage and electricity. Gas heating.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			89
		57	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Rights of Way

Our client has informed us that the property enjoys pedestrian and vehicular right of way across the lane to the rear of the property to the road.

Flying Freehold

There is a flying freehold.

Council Tax Band- C**What3Words**

///learn.mows.nature

Anti Money Laundering Regulations – Purchasers

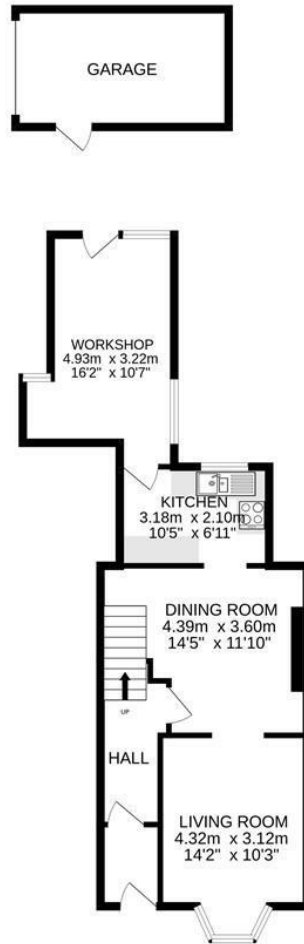
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix G2025

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



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