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**Coronation Place,
Helston**

**£229,995
Freehold**





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Helston
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Property Introduction

A fantastic opportunity for anyone looking to take their first step onto the property ladder! Offering spacious and well presented accommodation and conveniently located within easy walking distance of Helston Town Centre and local supermarkets, this is an opportunity not to be missed. The accommodation comprises of a welcoming entrance hallway leading into a cosy and homely lounge. From here, a door opens into the kitchen/diner which features a well equipped fitted kitchen at one end with a useful utility room/pantry located at the other, providing additional storage and practicality. On the first floor, the property offers three generously sized bedrooms along with a family bathroom, providing comfortable accommodation for a growing family. To the outside, the garden is a particular highlight. To the front, there is a low-maintenance gravelled garden with a pathway leading to the entrance and continuing around to the rear. The fully enclosed rear garden is level and predominantly laid to lawn, complemented by a patio seating area and a useful garden shed. It provides the perfect space for outside entertaining when the weather permits. This delightful family home combines comfort, practicality and a convenient location and is sure to impress a wide range of purchasers.

Location

The property is conveniently situated within close proximity to Helston Town Centre. Helston is a traditional market town rich in history and character, widely regarded as the gateway to the beautiful Lizard Peninsula - the most southerly point of mainland Britain. The peninsula is renowned for its stunning coastline, unspoilt countryside and picturesque fishing villages. The town itself offers an excellent range of day-to-day amenities, including a leisure centre with indoor swimming pool, primary and secondary schooling, a sixth form college, cinema, doctors' surgeries, pharmacies, supermarkets and a variety of independent and national retailers. Combining convenience with easy access to some of Cornwall's most spectacular scenery, Helston remains a highly sought-after location for families, professionals and retirees alike.

ACCOMMODATION COMPRISES

Double glazed frosted entrance door opening to:-

INNER HALLWAY

A welcoming entrance hallway featuring timber laminate flooring, and a staircase rising to the first floor. Radiator. Door to:-

LOUNGE 13' 7" x 11' 1" (4.14m x 3.38m) maximum measurements plus recess

A bright and comfortable reception room with a double glazed window to the front. Ceiling light point, radiator, built-in storage cupboard incorporating an additional radiator. Door to:-

KITCHEN/DINER 16' 0" x 8' 6" (4.87m x 2.59m) maximum measurements

Double glazed windows to the rear overlooking the garden and obscure glass double glazed door to the outside. A generously proportioned kitchen fitted with a comprehensive range of matching wall and base units incorporating drawers and having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit. There is partial wall tiling, cooker point, space and plumbing for washing machine and space for a freestanding fridge/freezer. Ceiling light point, large understairs storage cupboard and space for dining table. Radiator.

FIRST FLOOR LANDING

Double glazed window to the side. Loft access, ceiling light point, and doors leading to bedrooms and family bathroom.

BEDROOM ONE 12' 8" x 9' 1" (3.86m x 2.77m) maximum measurements

A comfortable double bedroom featuring a double glazed window to the front. Ceiling light point and radiator.

BEDROOM TWO 9' 4" x 8' 9" (2.84m x 2.66m) maximum measurements

A well proportioned double bedroom with a double glazed window to the rear. Radiator and ceiling light point.

BEDROOM THREE 9' 1" x 6' 4" (2.77m x 1.93m)

Currently utilised by the present owners as a dressing room, this versatile room features a double glazed window to the front. Featuring a ceiling light point and radiator making it suitable for a variety of uses, including a bedroom, nursery, home office or a hobby room.

BATHROOM

Fitted with a three-piece suite comprising of an obscure glass double glazed window providing natural light and ventilation. Low level WC, pedestal wash hand basin and panelled bath complemented by partial wall tiling. Vinyl flooring and ceiling light point.

OUTSIDE

To the outside, the garden is a real highlight of this delightful home, offering an attractive and easy to maintain outdoor space to both the front and rear. The front garden is predominantly laid to gravel providing a neat and welcoming approach with a pathway leading to the front entrance and continuing around to the rear. The rear garden is fully enclosed, level and ideal for families, children, and pets and is mainly laid to lawn. It also benefits from a patio seating area perfect for al fresco dining and entertaining together with a useful garden shed providing additional storage.

SERVICES

Mains gas, mains electricity, mains water and mains drainage.

AGENT'S NOTES

The Council Tax Band for this property is Band 'A'. Prospective purchasers should be aware that there is an annual service charge of £216.00 currently made payable to Coastline Housing.

DIRECTIONS

Head south east on Meneage Street towards Grange Road. At the roundabout, continue straight onto Meneage Street (A394), turn right onto Bullock Lane then take the second left into Coronation Place. The property is located at the end of the road on the left-hand side. If using What3words: quits.perfected.fartherly

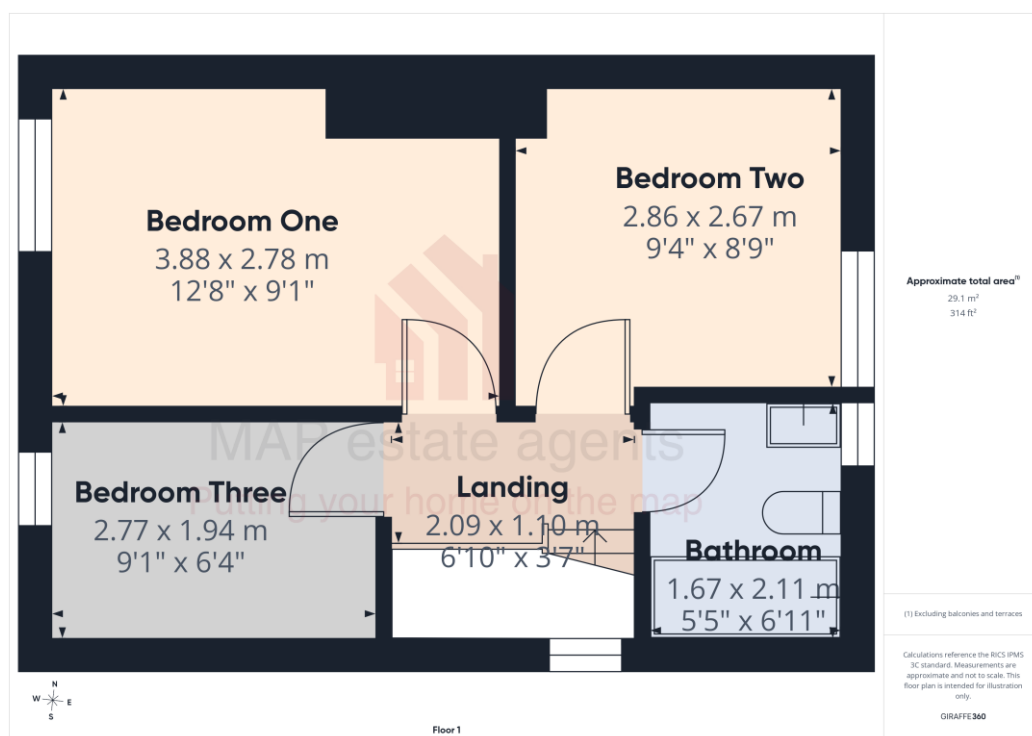
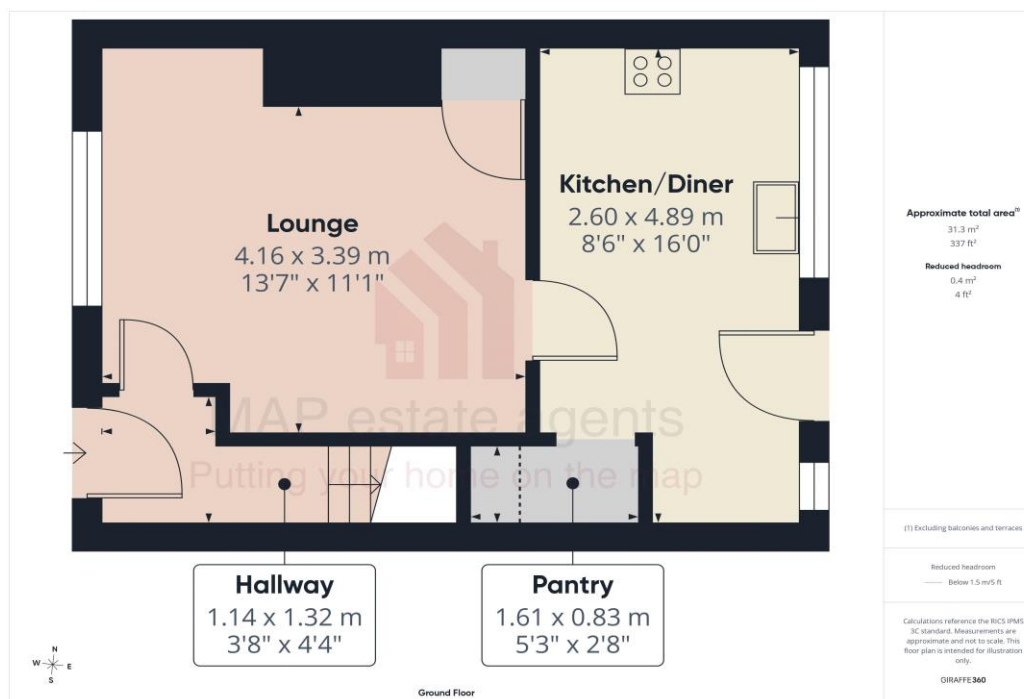


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- End-terrace house
- Positioned towards the end of a residential cul-de-sac
- Three bedrooms
- Feature enclosed rear garden
- 16' Kitchen/diner
- 13' Lounge
- Family bathroom
- Utility cupboard
- Close proximity to Helston Town Centre
- Ideal first-time purchase or investment



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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