



**34 Plover Avenue, Helston, TR13 8FW**

**£185,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

## 34 Plover Avenue

- TWO BEDROOM COACH HOUSE
- OPEN PLAN LIVING SPACE WITH JULIET BALCONY
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- GARAGE WITH POWER AND LIGHT AND WATER
- ENCLOSED LOW MAINTENANCE OUTSIDE AREA
- TUCKED AWAY EDGE OF DEVELOPMENT POSITION
- MODERN PROPERTY WITH GREAT POTENTIAL
- FREEHOLD
- EPC C77
- COUNCIL TAX A

A fantastic opportunity to purchase this modern two bedroom coach house, ideally positioned in a tucked away location on the edge of a popular residential development.

The property offers well proportioned accommodation with an open plan living space incorporating a fitted kitchen and a spacious lounge area, complete with a Juliet balcony allowing for plenty of natural light. The master bedroom benefits from an en-suite shower room, alongside a second bedroom and a family bathroom. A large storage cupboard in the hallway provides useful additional space.

Externally, the property enjoys a fully enclosed, low maintenance outside area, ideal for storage or drying, together with a garage benefitting from power and light.

While the property would now benefit from some cosmetic updating, it represents an excellent opportunity to personalise a modern home that is competitively priced. Enjoying attractive rural views from the kitchen and conveniently located for the town and local amenities, this is a property not to be missed and would make an excellent first time buy.







## THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

### COVERED ENTRANCE

With door to

### ENTRANCE HALLWAY

With fitted carpet, radiator and stairs rising to

### HALLWAY

With fitted carpet, radiator, loft access, useful storage cupboard and doors to various rooms.

**OPEN PLAN LIVING SPACE (max overall measurements) 19'4" x 14'3" ((max overall measurements) 5.89m x 4.34m)**

**KITCHEN AREA 8'3" (max reducing to 5'1" min) x 8'8" (max) (2.51m (max reducing to 1.55m min) x 2.64m (max))**

With tiled floor, fitted with a range of contemporary base and wall units including drawers with roll top work surfaces over with stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and space and plumbing for dishwasher. Zanussi fitted electric oven with gas hob over and filter and light above. Space and point for fridge freezer, window to rear offering a rural outlook and open plan to

**LOUNGE AREA 14'3" x 14'2" (4.34m x 4.32m)**

A lovely space with fitted carpet, two radiators and French doors with Juliet balcony to front.

**BEDROOM ONE 14'1" (max measurements) x 8'4" (4.29m (max measurements) x 2.54m)**

With fitted carpet, radiator, window to front and door to

**EN SUITE SHOWER ROOM 5' x 4'7" (maximum measurements) (1.52m x 1.40m (maximum measurements))**

With tiled shower cubicle housing Mira Jump electric shower, low level W.C., pedestal wash hand basin, radiator and extractor.

**BEDROOM TWO 8'5" x 7'3" (2.57m x 2.21m)**

With fitted carpet, radiator and window to front.

### **BATHROOM 9'3" x 4'9" (2.82m x 1.45m)**

With bath with tiled surround, chrome effect mixer tap with wall mounted shower attachment, pedestal wash hand basin, low level W.C. and extractor.

### **OUTSIDE**

To the rear of the property is a low maintenance fully enclosed area currently laid to gravel ideal for storage and drying.

### **GARAGE 19'4 (maximum) x 12'7 (5.89m (maximum) x 3.84m)**

a real asset this generous garage benefits from power, water and light.

### **SERVICES**

Mains water, electricity, drainage and gas.

### **AGENTS NOTE**

The owner informs us that there is a management company in place – Remus Management and that an annual payment in the region of £120 per annum is required to contribute towards the sustainable drainage systems on the development. The seller also informs us that the property is freehold but is subject to leases of two of the garages beneath which belong to other properties on Plover Avenue. The Leases require the other garage owners to contribute a fair share of the cost of maintaining the driveway and to pay 1/6th each towards buildings insurance. The other garages are responsible for repair of their own garage and their garage doors. The garage leases are the remainder of a 999 year lease.

### **WHAT3WORDS**

TBC.

### **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 A.





**DATE DETAILS PREPARED.**

17th April 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.



# Ground Floor

Approx. 63.2 sq. metres (680.7 sq. feet)



Total area: approx. 63.2 sq. metres (680.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	77
(55-68) <b>D</b>			
(39-54) <b>E</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 fixtures and fittings 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

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

**CHRISTOPHERS**  
ESTATE AGENTS