



TOM WILLS



TOM WILLS
PERSONAL PROPERTY AGENTS

11 Helland Gardens

Penryn, TR10 8LY

£495,000



4



2



2



C

11 Helland Gardens

Penryn, TR10 8LY

NO ONWARD CHAIN! Enjoying far-reaching views and occupying a prominent position at the head of this sought-after cul-de-sac of individually built detached properties, this four-bedroom home offers bright and spacious accommodation that has been recently updated with new windows and modernized kitchen and bath/shower rooms. The unusually deep garage below enhances the property's appeal, while the surprisingly generous rear garden provides ample outdoor space, complemented by a front garden and terrace that benefit from a sunny aspect.

- First time on the market in 29 years
- Huge potential to convert loft - subject to consents
- Prominent position
- Far-reaching views
- Detached and individual
- Bright and spacious
- Recently modernized
- Principal en-suite bedroom
- Family bath/shower/wet room
- Four generous bedrooms
- Two reception rooms
- Kitchen with island/breakfast bar
- Unusually large garage
- Potential for annexe
- Driveway parking
- Front terrace with broad vista
- Large rear garden and patio
- Recently replaced windows and doors
- Gas central heating





For sale for the first time since 1995, 11 Helland Gardens has had only two different owners since its construction in 1989. The property sits nicely within its plot, standing high at the head of a popular cul-de-sac, where one can look across Penryn's old town, Hillhead, and the viaduct to the south, and even as far as Tremough to the west. The garden would particularly appeal to families, pet owners, or anyone wishing to enjoy varied outdoor space, which includes a sunny terrace, level patio, lawned areas, and attractive dry-stone walling separating the tiered rear garden.

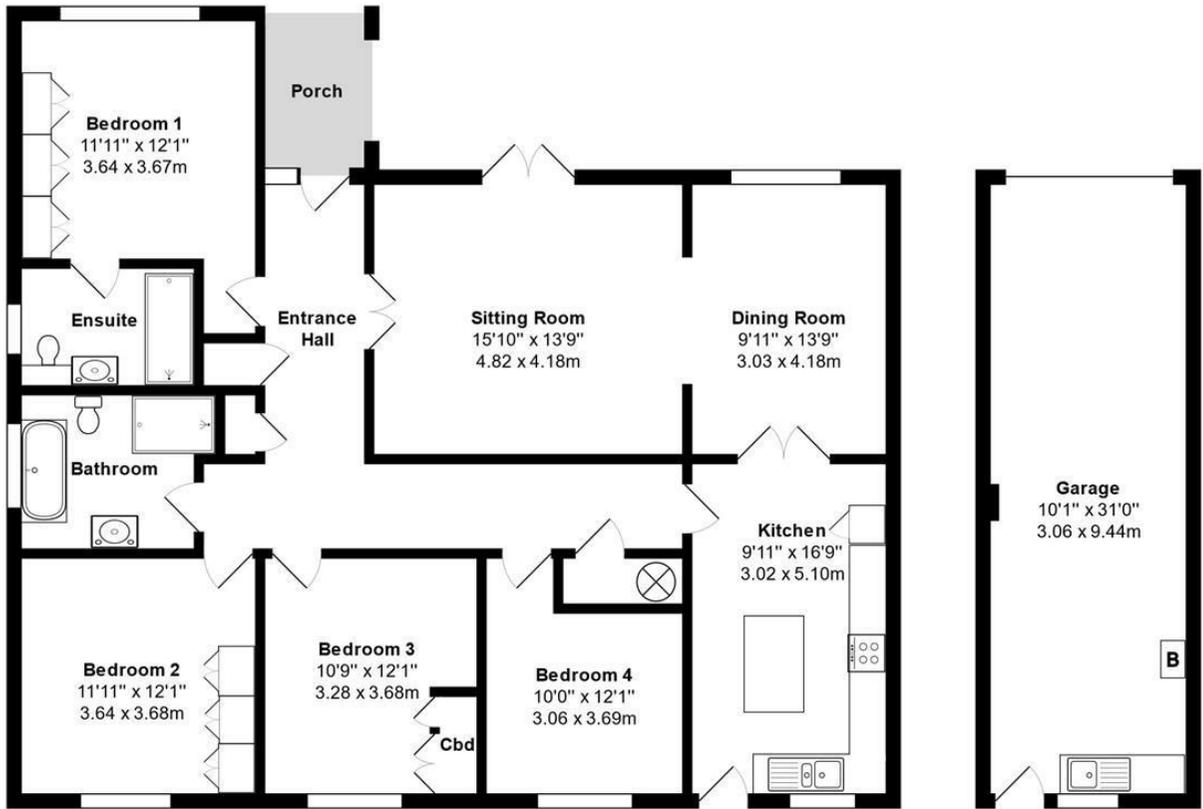
THE LOCATION

In a prominent elevated position with far-reaching views from the front, this detached home is situated within a cul-de-sac of individual properties in the popular St Gluvias area of Penryn. It offers easy access to the historic town centre and is just a short drive from Falmouth and Truro. For boating and marine enthusiasts, Mylor Harbour and Falmouth Marina are both within a five-minute drive. Additionally, there are beautiful walks nearby around Enys Estate and gardens, as well as along the riverside to Flushing village.

ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion. Services - Mains gas, electricity, water and drainage. We understand the access road is owned and maintained by Cornwall Council. Council Tax - Band E. EPC rating - 69(C). Gas fired central heating. **VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.**

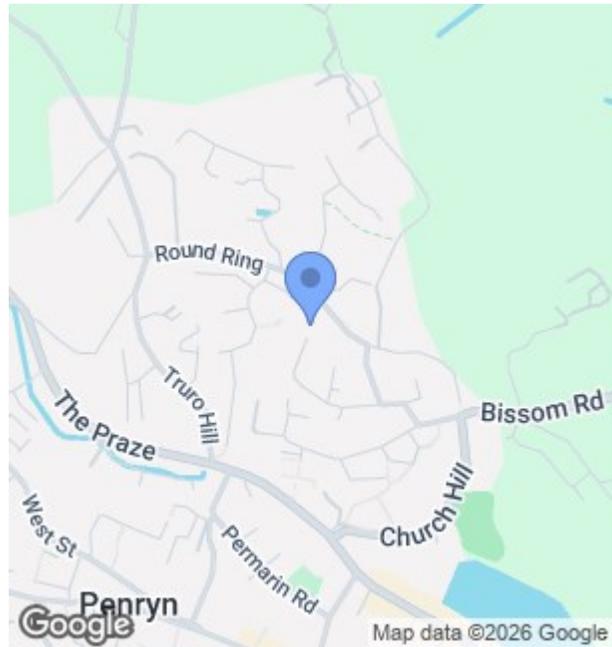




Ground Floor
 Approx Area: 135.4 m² ... 1457 ft²

Basement
 Approx Area: 28.9 m² ... 311 ft²

11, Helland Gardens, Penryn, TR10 8LY
 Total Approx Area: 164.4 m² ... 1769 ft² (excluding porch)
 All measurements are approximate and for display purposes only



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.