



4 Meneage Cottages, Meneage Parc
Helston, TR13 8FG







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This attractive stone fronted end of terrace cottage has been tastefully modernised throughout and is ideally positioned just a short distance from the town centre, doctors' surgery, and supermarkets. The light and airy living room provides a welcoming space to relax and flows seamlessly into the kitchen/diner. Here, you'll find ample worktop and unit space, creating a practical yet social environment that allows you to stay connected with guests while cooking or entertaining. Upstairs, there are two well proportioned double bedrooms along with a modern family bathroom.

Outside, the low maintenance enclosed garden offers the perfect setting for outdoor seating, and a useful space for a shed which provides excellent storage.



The Mather Partnership, Offices in Helston & Hayle
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Guide Price £235,000

Location

Helston is famed for its historic Flora Day celebrations on 8th 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 early morning dance, a favourite of many Helstonians passes this property providing a perfect viewing spot! Helston was granted its charter in 1201 and was originally a thriving port. However, as the river silted up over the years, the port gradually ceased to be. Where the river joined the sea is now Cornwall's largest freshwater lake, separated from the sea by Loe Bar, a long sand bar. The bustling market town hosts a rich mixture of historic buildings of which this home is a fine example.

The modern town and surrounding area boast many Primary Schools. The nearest secondary schools are 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 also within a 10 minute drive of the thriving harbour and coastline at Porthleven which offers 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

Living Room
Kitchen/Diner
Stairs to Landing
Bathroom
Bedroom Two
Bedroom One

Parking

Allocated parking for one vehicle.

Outside

The property benefits from an enclosed, low maintenance garden laid mainly to patio, providing a practical space for outdoor seating. Raised borders and potted plants add a touch of colour, while steps lead to a further terrace area with a useful space for a storage shed. The garden is securely enclosed by fencing and stone walling, offering a private and functional outside space.

Services

Mains water, drainage and electricity. Gas central 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			
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 right of access over the parking area to the property.

Council Tax Band- B**What3Words**

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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.

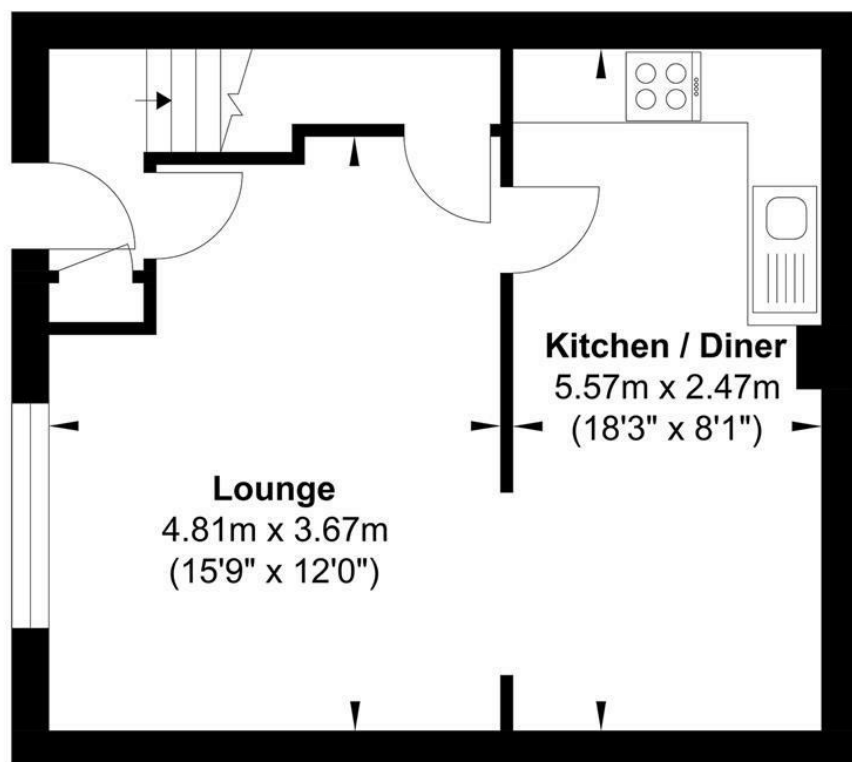
Proof of Finances

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.

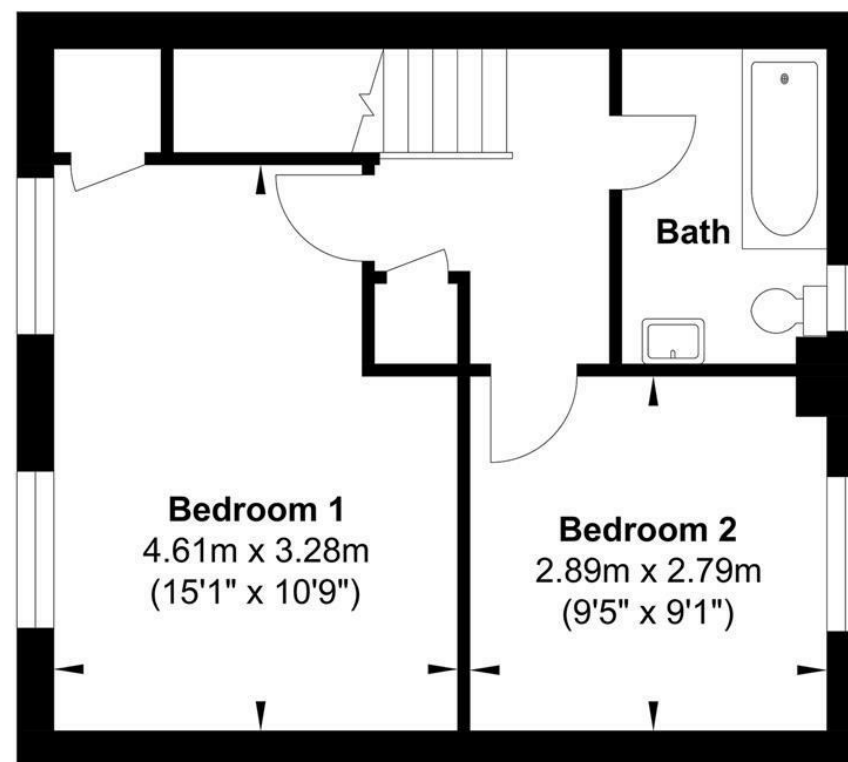
Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





Ground Floor



First Floor

Gross Internal Floor Area : 65.87 m2 ... 709.0 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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.

