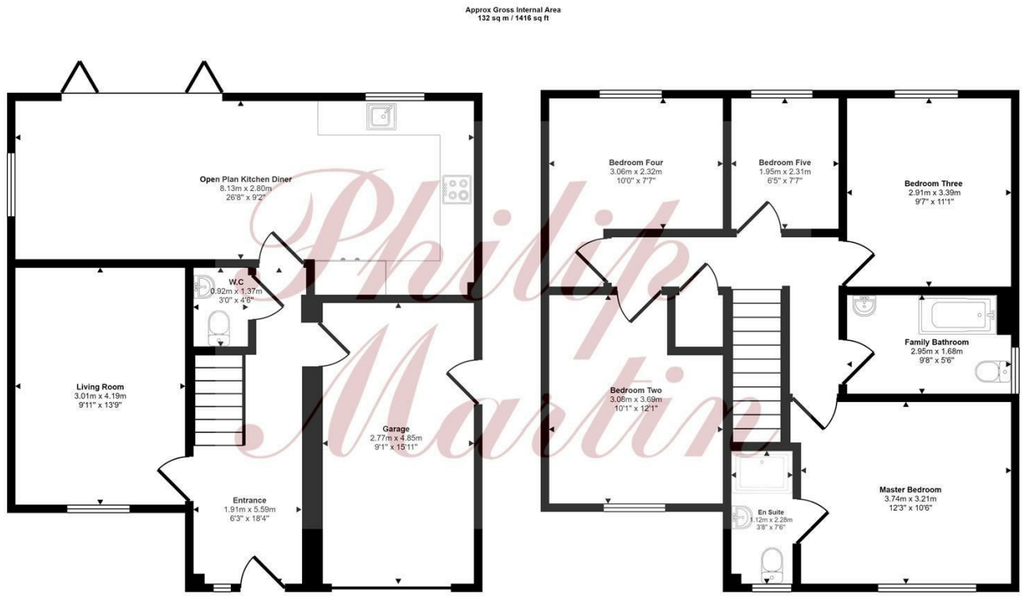
HELSTON







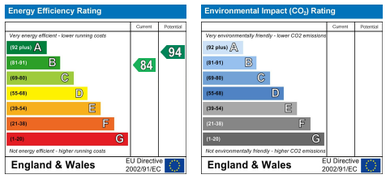


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Key Features

- Built In 2023
- Sitting Room
- Cloakroom, Bathroom
- Large Enclosed Garden
- Parking For Three Cars
- Four/Five Bedrooms
- Spacious Kitchen/Dining Room
- Air Source Heating
- Integral Garage
- No Chain

Energy performance rating



Contact us

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The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

RICS rightmove.co.uk The UK's number one property website OnTheMarket.com

14 RINSEY DRIVE, HELSTON, CORNWALL, TR13 0GF

MODERN DETACHED HOUSE WITH LARGE GARDEN ON SMALL DEVELOPMENT

Occupying the largest plot on a development of just 22 houses within easy access of the Town centre.
Four/five bedrooms, master with en suite, entrance hall, sitting room, spacious open plan kitchen/dining room, cloakroom and bathroom.
Very large enclosed side and rear gardens.
Integral garage. Driveway parking for three cars. Electric car charging point.
Air source heating with underfloor heating on the ground floor.
No chain.
Freehold. EPC -B. Council Tax Band E.

Guide Price £495,000

GENERAL COMMENTS

A spacious detached house built in 2023 to a very high standard and in a traditional style with cavity block walls, high levels of insulation and air source heating. Occupying the largest plot at the far end of this small development of just twenty two houses. The house is beautifully presented with light and spacious accommodation, a feature is the superb open plan kitchen/dining room that opens into the large rear garden. There are four bedrooms, study (or small fifth bedroom) and bathroom on the first floor, the master bedroom has an ensuite shower room. The ground floor includes a spacious hallway, sitting room, kitchen/dining room and integral garage. There is underfloor heating on the ground floor with conventional radiators upstairs. Helston town centre is a short distance away and local amenities are very close by. Outside is a large enclosed garden that is ideal for children and pets with generous lawn and patio for sitting out. Th ehouse is sold with no chain and an internal viewing is essential.

LOCATION

The town of Helston is an old market town which lies mid way between Falmouth and Penzance. Helston services as the gateway to the Lizard Peninsula. The town has a mixture of Georgian and Victorian architectural properties and has many historic buildings including the Blue Anchor, Angel Hotel and Guild Hall. It is the home of the famous Flora Day and Furry Dance and provides for a wide variety of daily needs including primary and secondary schools, banks, post office, shops and supermarkets. From Helston there is good access to the Lizard Peninsula as well as west Cornwall where there are many fabulous walks and stunning beaches.

ENTRANCE HALL

6'3" x 18'4" (1.91 x 5.59)
A spacious entrance hall. Stairs rising to the first floor. Doors to sitting room, kitchen and integral garage.

SITTING ROOM

9'10" x 13'8" (3.01 x 4.19)
Window to front.

CLOAKROOM

3'0" x 4'5" (0.92 x 1.37)
Low level w.c, hand wash basin.

OPEN PLAN KITCHEN/DINING ROOM

26'8" x 9'2" (8.13 x 2.80)
A light twin aspect room with window to side and Bi fold doors opening into the rear garden and onto a patio for sitting out. Excellent range of eye and base level kitchen cupboards with worktops over. Integrated fridge freezer, washing machine, dishwasher, electric oven and hob with extractor fan over.

INTEGRAL GARAGE

9'1" x 15'10" (2.77 x 4.85)
Integral garage with electric up and over garage door to the front and pedestrian door to side.

FIRST FLOOR:-

LANDING

13'2" x 2'9" (4.02 x 0.86)
Airing cupboard housing hot water cylinder. Wooden shelving unit.













BEDROOM ONE

12'3" x 10'6" (3.74 x 3.21)
Window to front.

EN SUITE

3'8" x 7'5" (1.12 x 2.28)
Hand wash basin, W.C, shower and electric towel rail.

BEDROOM TWO

10'1" x 12'1" (3.08 x 3.69)
Window to front.

BEDROOM THREE

9'6" x 11'1" (2.91 x 3.39)
Window to rear.

BEDROOM FOUR

10'0" x 7'7" (3.06 x 2.32)
Window to rear.

STUDY/BEDROOM FIVE

6'4" x 7'6" (1.95 x 2.31)
Window to rear.

FAMILY BATHROOM

9'8" x 5'6" (2.95 x 1.68)
Obscured window to side. Wash hand basin, low level w.c, bath with shower over. Electric towel rail.

OUTSIDE

To the front of the property is a paved driveway with parking for three cars and access into the integral garage. Gates open into the garden. The gardens are very large and enclosed within a solid wooden fence so very safe for children and pets. The gardens continues down the side of the house. There is potential to add a conservatory/garden room subject to necessary consent.

SERVICES

Mains electricity, water and drainage. Air source heat pump. Double glazed windows. EV charging point.

COUNCIL TAX

Cornwall Council Tax Band E.

TENURE

Freehold.

SERVICE CHARGE

£200.00 per annum which include upkeep of the road, electricity for the streetlights and public liability insurance.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

From the 'Turnpike' roundabout take the B3297 towards Falmouth and the site will be easily located on the right hand side.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.