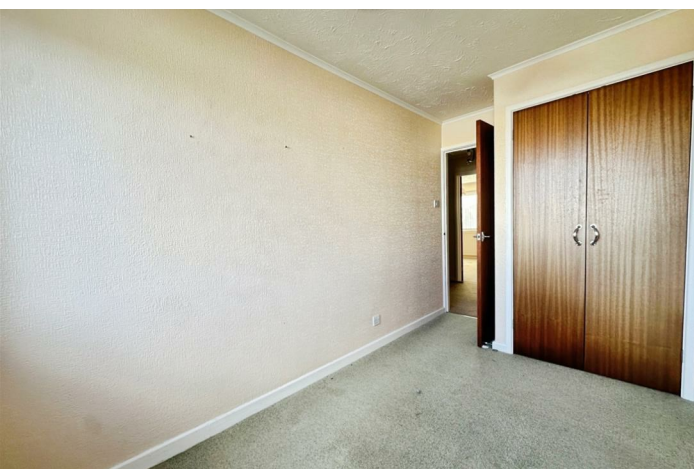


29 Castel Wary Close
Helston, TR13 8SF







29 Castel Wary Close Helston, TR13 8SF

This three bedroom detached bungalow is situated on a popular estate within close proximity to the town centre, boating lake and Penrose Woods, offering a highly desirable location. The property requires modernising throughout, providing a fantastic blank canvas ready to be transformed to suit your own tastes and style.

The light and airy living room is spacious and benefits from three windows that allow natural light to flood the space. The kitchen diner offers great scope to be adapted and reconfigured to maximise the space available. There are three well proportioned bedrooms, along with a separate bathroom and toilet.

Outside, the garden wraps around the property and is mainly laid to lawn, with a raised lawned area to the rear creating additional interest and usable space. A garage and off road parking are particularly desirable features in this location so close to the town centre, completing the appeal of this promising bungalow.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide Price £350,000

Location

Helston is famed for its historic Flora Day celebrations on 8 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 modern town and the surrounding nearby areas now boast many Primary Schools with the nearest Secondary Schools being 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 within a 10 minute drive of the thriving harbour and coastline at Porthleven offering 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

Entrance Hallway
Living Room

Kitchen/Diner
Bedroom Three
Bedroom Two
Bathroom
Toilet
Bedroom One

Garage

with an up and over door providing a good amount of storage.

Parking

Off road driveway parking for one vehicle.

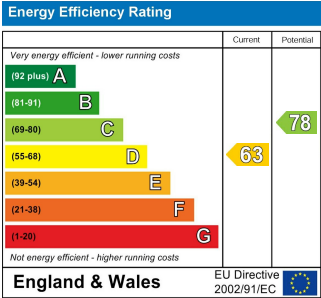
Outside

The garden wraps around the property and is mainly laid to lawn. The garden is a blank canvas ready to be landscaped to maximise the space.

Services

Mains water, drainage and electricity. Gas central heating.





Planning

Prospective purchasers should be aware that planning has been granted on the adjacent field. Plans can be viewed on the Cornwall Council Online Planning register under reference - PA24/05955.

Council Tax Band- D**What3Words**

///warriors.dude.unionists

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

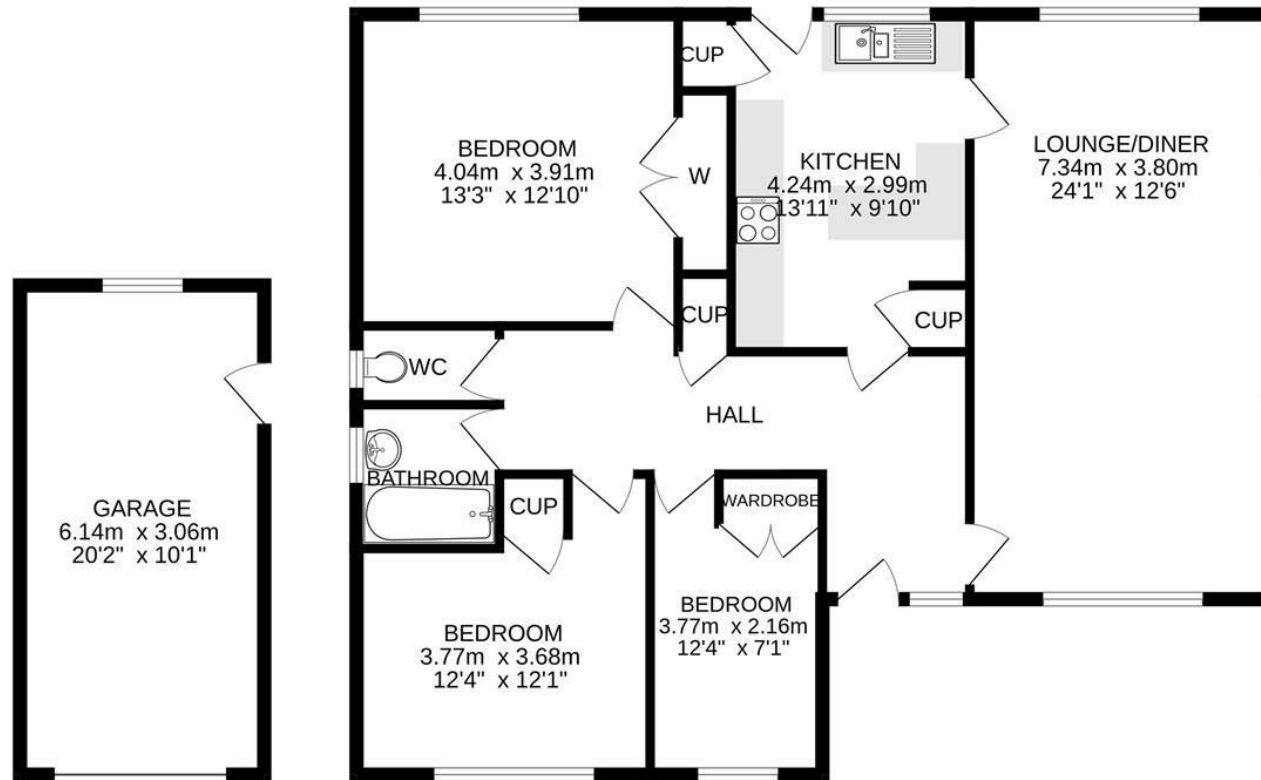
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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



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