

Gweal Noweth Redruth Road, Helston, TR13 8LW

£275,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Gweal Noweth Redruth Road

- TWO-BEDROOM LINK-DETACHED BUNGALOW
- TUCKED-AWAY POSITION
- IN NEED OF SOME UPDATING
- GARDENS
- DRIVEWAY AND ATTACHED GARAGE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- CLOSE TO HELSTON AMENITIES & SCHOOLS
- FREEHOLD
- COUNCIL TAX D
- EPC D60







An opportunity to acquire a two-bedroom link-detached bungalow, pleasantly tucked away in a nice location within the popular market town of Helston, conveniently located close to a range of local amenities.

Although the property would benefit from some updating and modernisation, it offers excellent potential to create a comfortable family home. The accommodation is well proportioned and benefits from mains gas central heating and double glazing.

A particular feature of the property is the generous predominantly south-facing front garden, providing an attractive outdoor space or potential to extend subject to the necessary permissions and consents. Further outside, there is a private driveway providing off-road parking together with an attached garage.

The accommodation briefly comprises an entrance hallway, spacious lounge/diner with living-flame gas fire, fitted kitchen, two bedrooms and a family bathroom.

Helston is a popular market town and is widely regarded as the gateway to the beautiful Lizard Peninsula, offering easy access to some of Cornwall's most spectacular coastline, sandy beaches and secluded coves.

The town itself provides a good range of amenities, including national retailers, health centres, a cinema and leisure centre with indoor swimming pool. There is also a selection of well-regarded primary schools, together with a secondary school and sixth form. The university campus at Penryn is approximately 12 miles away. There is also a bus stop at the end of the lane.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR TO

ENTRANCE PORCH
With window to the front aspect and fuse board with panelled glazed door to -

ENTRANCE HALLWAY
Of generous proportions with a loft hatch to the roof space and large storage cupboard, door to -

LOUNGE/DINER 16'11" x 14'2" (5.17 x 4.32)
A pleasant dual aspect room with window to side and front aspect the latter of which has a nice view over the garden, there is a tiled fireplace and surround which incorporates a living flame gas fire (not known if in working order).

KITCHEN/BREAKFAST ROOM 17'7" x 8'10" maximum measurements (5.37 x 2.71 maximum measurements)
The fitted kitchen features wood-effect worktops incorporating a stainless steel sink and drainer, complemented by tiled splashbacks. There is a range of base and drawer units with matching wall-mounted cupboards providing useful storage.

Appliance spaces are provided for a washing machine, fridge/freezer and cooker. A useful storage cupboard houses the immersion heater and incorporates additional shelving, while a further cupboard provides storage and houses the Worcester gas boiler.

The kitchen benefits from three windows overlooking the rear aspect, providing plenty of natural light, together with wood-effect vinyl flooring.

BEDROOM ONE 12'8" x 10'3" (3.87 x 3.13)
With a window to the front aspect overlooking the garden, a built-in wardrobe with shelving and picture rail.

BEDROOM TWO 11'1" x 8'3" (3.4 x 2.54)
With picture rail and window to the rear aspect.

BATHROOM
Comprising a suite with panelled bath with tiled splashbacks, walk-in glazed and tiled shower cubicle, wall mounted wash hand basin with tiled splashback, W.C., tile effect vinyl flooring, shaver socket and obsucre glazed window to the rear aspect.

Off the kitchen there is a door out to a covered walk way where there is a large storage cupboard and door with access to the rear of the property.

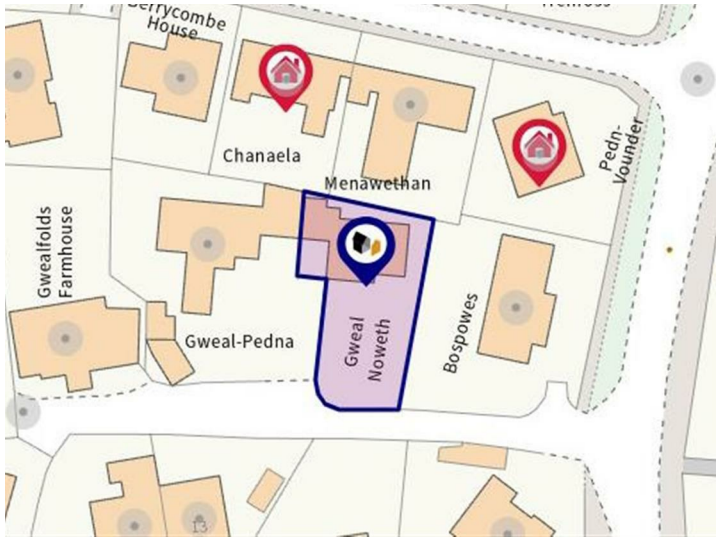
OUTSIDE
To the front of the property there is a driveway with parking that leads to -













GARAGE 17'1" x 9'0" (5.23 x 2.75)

With remote control electric up and over door, power, light and a service door leads back to the covered entrance area.

GARDEN

This generous garden has a predominantly Southerly aspect, it runs predominantly to the front and side of the property and is enclosed by a brick wall and mature hedging, it is laid mainly to lawn with beds at its borders and has a patio seating area. To the rear there is a further area of storage and an outside tap.

SERVICES/UTILITIES

Mains water, electricity, drainage and gas.

WHAT3WORDS

proceeds.glimmers.thickens

FLOOD RISK

River & Sea Very low. Surface Water Very low.

AGENTS NOTE

We are advised that the covered walk way between the property and the garage may contain asbestos. (see land plan on details). There is a parking space immediately in front of the garage, the tarmac lane is in the ownership of the property next door Gweal Pedna and there is a right over it to Gweal Noweth.

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 D.

DATE DETAILS PREPARED.

23rd September 2026.

MOBILE AND BROADBAND

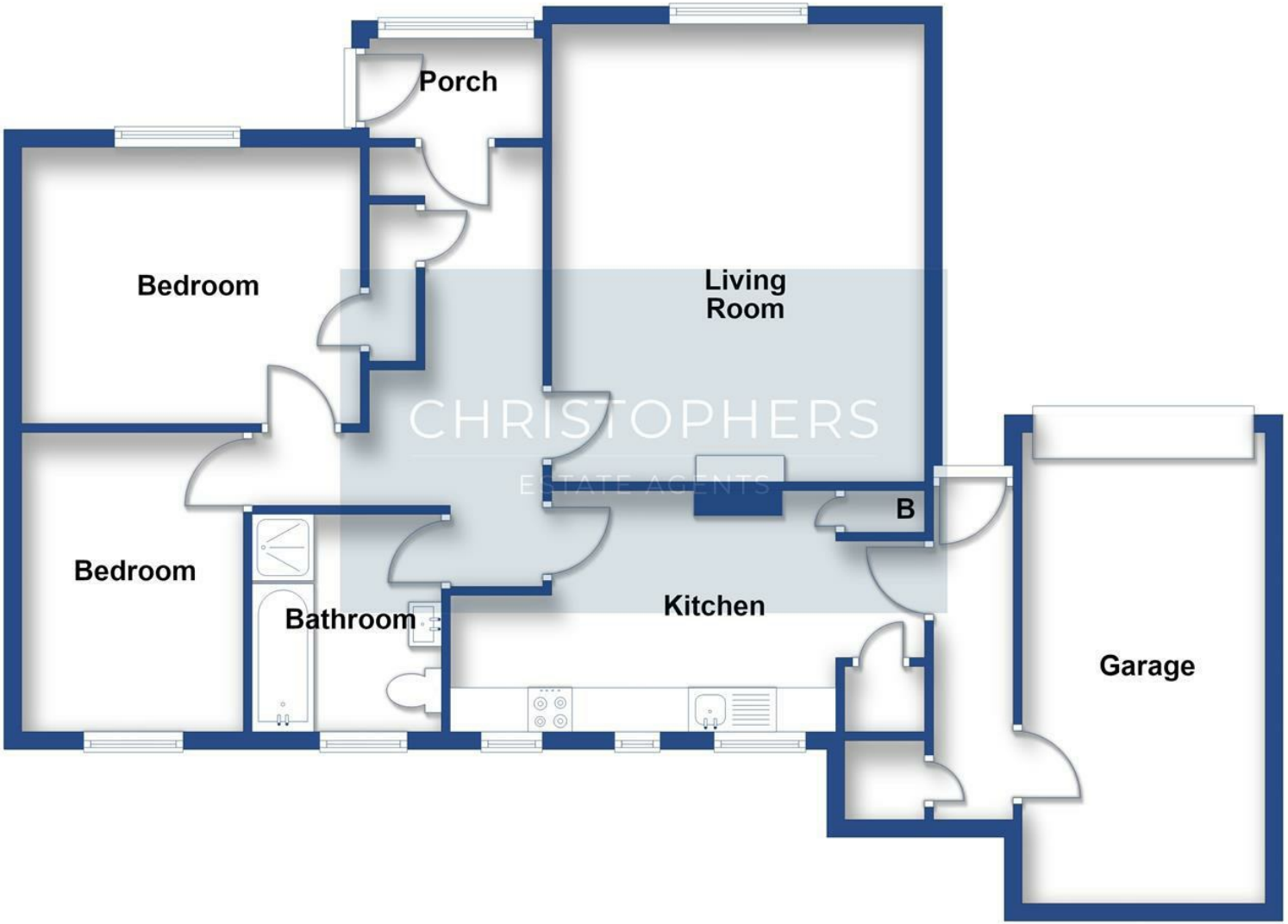
To check the broadband coverage for this property please visit - https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit - https://checker.ofcom.org.uk/

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

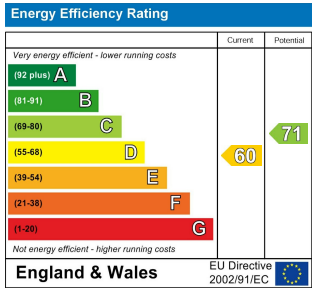
Approx. 1038.3 sq. feet



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Total area: approx. 1038.3 sq. feet

PROUD GUILD MEMBER
THE GUILD PROPERTY PROFESSIONALS



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 carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease 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.



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