



**146 Pendeen Park, Helston, TR13 0SL**

**£240,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# 146 Pendeen Park

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- FANTASTIC OPPORTUNITY TO MODERNISE
- SPACIOUS LOUNGE WITH OPEN FIREPLACE
- KITCHEN/BREAKFAST ROOM & CONSERVATORY
- GARAGE, DRIVEWAY & ENCLOSED REAR GARDEN
- CUL-DE-SAC LOCATION WITH COBER VALLEY VIEWS
- CLOSE TO SCHOOLS, BUS ROUTES & RIVERSIDE WALKS
- FREEHOLD
- COUNCIL TAX C
- EPC







Offering plenty of scope to update and make your own, this three bedroom semi detached home presents a fantastic opportunity to create a lovely family home in a popular residential location.

The accommodation is well proportioned throughout, with an entrance hallway leading to a generous sitting room featuring an open fireplace and a large front window. To the rear of the property is a spacious kitchen breakfast room which opens into the conservatory, providing additional living space and access to the enclosed rear garden.

On the first floor are three bedrooms, two doubles with built in storage and a single bedroom, together with a family bathroom and an airing cupboard on the landing.

Tucked away near the top of the cul de sac, the property enjoys a pleasant position with views from the rear across neighbouring properties towards the Cober Valley. Outside, there is parking to the front, a driveway leading to the garage and an enclosed rear garden, laid mainly to lawn with a patio seating area.

The property is ideally placed for family life, with primary and secondary schools close by, the town bus route within easy reach and woodland riverside walks through the Cober Valley just a short stroll away.

Coming to the market for the first time since it was built, this is an excellent opportunity for buyers looking for a home they can modernise and truly make their own.

#### **THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

##### **DOOR TO**

##### **ENTRANCE HALLWAY**

With stairs rising to first floor and door to

##### **LOUNGE 16' x 12'5" (4.88m x 3.78m)**

With open fire, large window to front, understairs storage cupboard, Rointe wall mounted electric radiator, door to

**KITCHEN/DINING ROOM 15'7" x 8'9" (4.75m x 2.67m)**

With shaker style kitchen offering base and wall units including drawers with roll top work surfaces over with stainless steel sink and drainer with mixer tap. Fitted electric oven and hob and space and plumbing for washing machine and space and point for fridge/freezer, window to rear overlooking the garden, dining area with breakfast bar, wall mounted Rointe electric radiator and door to

**CONSERVATORY 9'4" x 8'8" irregular shape max approx measure (2.84m x 2.64m irregular shape max approx measure)**

With windows overlooking the garden and offering an attractive rural outlook and door to the garden.

**LANDING**

With loft access, airing cupboard with immersion and window to the side offering an attractive rural outlook, doors to various rooms.

**BEDROOM ONE 11'3" x 8'8" (3.43m x 2.64m)**

With window to rear offering an attractive rural view across surrounding property and built-in wardrobe.

**BEDROOM TWO 10'7" x 8'9" (3.23m x 2.67m)**

With window to front and built-in wardrobe.

**BEDROOM THREE 7'3" x 6'5" (2.21m x 1.96m)**

With window to front.

**BATHROOM 6'4" x 5'5" (1.93m x 1.65m)**

Tiled to floor and walls with suite comprising of a bath with Triton Marbella electric shower over, low level W.C., pedestal wash hand basin and obscured window to rear.

**OUTSIDE**

To the front of the property is a useful area of additional parking with borders stocked with plants and shrubs, a driveway to the side of the property offers additional parking and leads to the





#### **GARAGE 16'2" x 8'2" (4.93m x 2.49m)**

With roller door, power and pedestrian access door to the rear.

#### **REAR GARDEN**

The rear garden is fully enclosed offering a safe area for children and pets. There is a patio and beyond this a lawned garden, rural views can be enjoyed across surrounding property and there is pedestrian door into the garage.

#### **SERVICES**

Mains electricity, water & drainage.

#### **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 C.

#### **DATE DETAILS PREPARED.**

21st July 2026.

#### **WHAT3WORDS**

wool.foresight.taking

#### **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.





| 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 |           |

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.



## Christophers Estate Agents

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