



**37 Pasmore Road, Helston, TR13 8ED**

**£325,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

## 37 Pasmore Road

- BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI DETACHED FAMILY HOME
- STYLISH WOODGRAIN EFFECT KITCHEN BREAKFAST ROOM WITH BREAKFAST BAR
- SPACIOUS LOUNGE DINER WITH PATIO DOORS TO THE GARDEN
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- MODERN FAMILY BATHROOM AND USEFUL GROUND FLOOR CLOAKROOM
- ENCLOSED REAR GARDEN WITH PATIO AND LAWN
- ADDITIONAL SIDE GARDEN ENJOYING EVENING SUN
- GARAGE AND DRIVEWAY PARKING, POPULAR RESIDENTIAL DEVELOPMENT
- COUNCIL TAX BAND C
- EPC C79







This is the kind of home that simply feels right the moment you step through the door. Beautifully presented, stylish throughout and wonderfully light yet cosy, this fantastic four bedroom semi-detached home has been thoughtfully designed for modern family life.

At the front of the property is the lovely kitchen/breakfast room, offering plenty of storage and work surface space, finished in an attractive woodgrain effect. With a useful breakfast bar perfect for quick weekday breakfasts, after-school snacks or a relaxed morning coffee, this is a room that is as practical as it is stylish.

To the rear, the spacious lounge/diner is made for family living, whether that's cosy evenings on the sofa or hosting friends for dinner. Patio doors open out to the garden, allowing natural light to flood in and creating an easy flow between inside and out during the warmer months. A useful cloakroom completes the ground floor.

Upstairs, all four bedrooms are generously proportioned. The master bedroom is a particularly lovely retreat, light, spacious and beautifully styled, with the added benefit of its own en-suite shower room. Two further doubles provide plenty of space for children or guests, while the fourth bedroom makes an ideal nursery, single bedroom or home office. A modern family bathroom and good storage throughout ensure both practicality and comfort for the whole family.

Outside, the enclosed rear garden offers a patio area for summer dining and a lawn for children or pets to enjoy. The additional side garden is a real bonus, a surprisingly usable and fairly secluded space that enjoys the evening sun, perfect for unwinding at the end of the day. A garage and driveway parking complete the package. Immaculate, stylish and located on a popular development close to town and local amenities, this is a truly special family home with room to relax and space to grow.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

##### DOOR TO

##### HALLWAY

With radiator, turning staircase rising to the first floor and doors to various rooms.

##### CLOAKROOM 6'9" x 3'2" (2.06m x 0.97m)

Low level W.C., pedestal wash hand basin with tiled splashback, obscured window to side and extractor.

#### KITCHEN/BREAKFAST ROOM 10'7" x 8'6" (3.23m x 2.59m)

A lovely room fitted with a comprehensive range of stylish wood grain effect base and wall units including drawers with work surfaces over and one and a half bowl sink and drainer with mixer tap, integrated dishwasher and washing machine, electric oven and gas hob with stainless steel filter and light above, space and point for fridge/freezer, useful breakfast bar area perfect for families or that quick morning cuppa, radiator and window to the front.

#### LOUNGE/DINING ROOM 16'10" (maximum reducing to 12'6" minimum) x 14'9" (5.13m (maximum reducing to 3.81m minimum) x 4.50m)

A cosy and spacious room with plenty of space to both relax and dine with fitted carpet, radiator, a large useful built-in storage cupboard, window to rear and double doors to rear garden.

#### FIRST FLOOR

##### LANDING

With loft access, linen cupboard and doors to various rooms.

##### MASTER BEDROOM 14'2" x 9' (4.32m x 2.74m)

A bright and spacious master bedroom with fitted carpet, radiator, window to front, loft access and door to

##### EN SUITE SHOWER ROOM 9' x 3'2" (maximum measurements) (2.74m x 0.97m (maximum measurements))

Tiled cubicle with Aqua Lisa electric shower, low level W.C., pedestal wash hand basin, chrome effect ladder style radiator, obscured window to rear and extractor.

##### BEDROOM TWO 13'5" x 9'2" (4.09m x 2.79m)

A lovely spacious double bedroom with fitted carpet, radiator and window to the front.

##### BEDROOM THREE 12'2" x 9'3" (3.71m x 2.82m)

With fitted carpet, radiator and window to rear.

##### BEDROOM FOUR 6'6" x 8'8" (minimum measurements) (1.98m x 2.64m (minimum measurements))

With fitted carpet, radiator and window to front. Useful built-in storage cupboard.

##### FAMILY BATHROOM 6'5" x 5'6" (1.96m x 1.68m)

Suite comprising of bath with tiled surround, mixer tap with wall mounted shower attachment, low level W.C., pedestal wash hand basin, chrome effect ladder style radiator, obscured window to rear and extractor.





#### OUTSIDE

Steps lead down to offer access to the front of the property where there is token lawned area and deep borders stocked with a variety of established shrubs. There is a fairly secluded lawned garden to the side of the property with deep borders with mature shrubs and hedging where the current owners enjoy relaxing in the evening sunshine. The main gardens lie to the rear of the property, they are fully enclosed offering a safe area for children and pets. There is a patio seating area with remainder of the garden being laid to lawn. A pedestrian access gate to the side leads onto the driveway which offers off road parking and leads to

**GARAGE 17'5" x 9'11" (5.31m x 3.02m)**

Up and over door, power and light.

#### SERVICES

Mains water, electricity, drainage and gas central heating.

#### 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.

#### AGENTS NOTE

The owner informs us that a management fee is payable for maintenance of communal areas in the region of £120 per annum. There is a management company that services this - Remus Property Management.

#### DATE DETAILS PREPARED.

23rd February 2026.

#### WHAT3WORDS

last.positives.text

#### 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

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