



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 E42







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/>

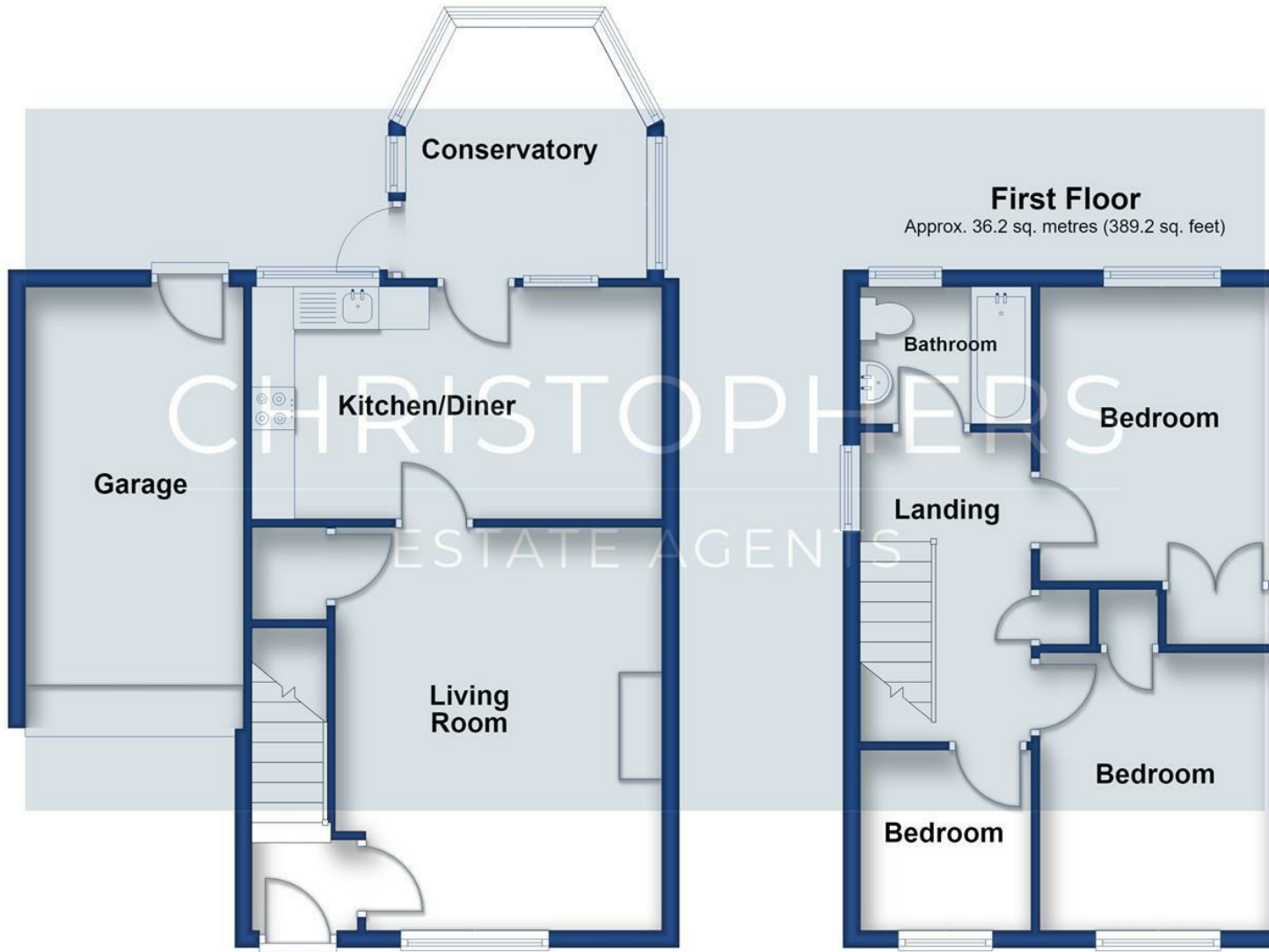
PROOF OF FINANCE - PURCHASERS

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.



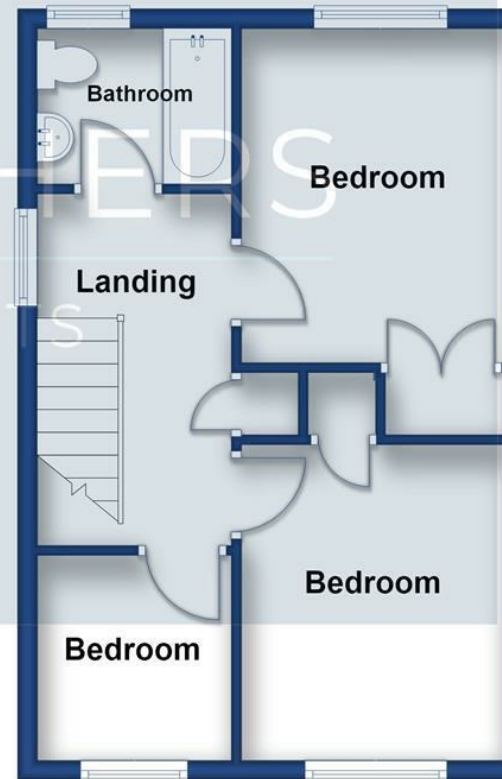
Ground Floor

Approx. 57.2 sq. metres (615.3 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.2 sq. feet)



Total area: approx. 93.3 sq. metres (1004.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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