



Office Suite 10
2 Barrack Court
4a William Prance Road
Derriford
Plymouth
PL6 5ZD
Tel: 01752 256836

Email: office@swiftestateagents.co.uk
Website: www.swiftestateagents.co.uk



£150,000 FREEHOLD

A characterful two bedroom cottage, updated kitchen, spacious lounge, no onward chain, enclosed courtyard garden, ideal first-time buy or investment opportunity!

CHURCH STREET, HELSTON, CORNWALL

EPC - D



PROPERTY DETAILS

A charming two-bedroom cottage conveniently located on Church Street in the heart of Helston, offered for sale with no onward chain. The property benefits from an updated kitchen, comfortable lounge space, fitted bathroom, double glazing and central heating. To the rear of the property is an enclosed courtyard garden, providing a private outdoor seating area with minimal maintenance. This would be the ideal first-time buy purchase, investment opportunity or bolt-hole, situated within easy reach of local amenities and transport links.

COUNCIL TAX BAND – A

Half glazed door to;

LOUNGE

17'3 x 9'1 (5.3m x 2.8m)

Panelled radiator, double glazed window to front elevation, wood laminate flooring, archway to;

INNER HALLWAY

Half glazed stable door to the rear courtyard, archway to;

KITCHEN

12'1 x 11'4 (3.7m x 3.5m)

Well fitted with a range of grey base and eye level storage cupboards with wood effect working surfaces, inset composite single bowl single drainer sink unit with mixer tap, integrated double oven and 4 burner gas hob with extractor canopy over, wall mounted gas boiler providing hot water and central heating, double glazed window to rear elevation, ceramic tiled flooring, space for an upright fridge freezer, staircase to first floor.

SPLIT-LEVEL LANDING

Large shelved recess area.

BEDROOM ONE

18'0 x 9'8 (5.5m x 3m)

Built-in double wardrobe, two panelled radiators, two double glazed windows to front elevation.

BEDROOM TWO

8'8 x 6'2 (2.7m x 1.9m)

Panelled radiator, double glazed window to rear elevation.

BATHROOM

Coloured suite comprising panelled bath with mixer tap and shower over, pedestal basin, low level WC, fully tiled walls, panelled radiator, opaque double glazed window to rear elevation.

OUTSIDE

To the rear of the property is an enclosed courtyard with patio area.

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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