



60 Meneage Street, Helston, TR13 8QY

£260,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

60 Meneage Street

- BEAUTIFULLY PRESENTED THREE BEDROOM TERRACED HOUSE
- MANY CHARACTER FEATURES
- SITUATED IN THE HEART OF THE BUSTLING MARKET TOWN
- NICELY ENCLOSED LOW MAINTENANCE GARDEN
- GREATLY IMPROVED BY THE PRESENT OWNERS
- FREEHOLD
- COUNCIL TAX C
- EPC C75

An opportunity to purchase a beautifully presented three bedroom terraced house, perfectly positioned in the heart of the town centre. Full of character and charm, this lovely property has been thoughtfully improved during the current owners' tenure, blending period features with modern comfort to create a warm and welcoming home.

Fronting onto one of the town's main streets, you can truly feel part of the vibrant market town atmosphere, with everyday amenities just moments from your doorstep. Added convenience of a bus stop directly opposite the property.

The accommodation in brief comprises an entrance porch leading into a beautifully presented lounge and dining area, a light filled space ideal for both relaxing and entertaining. To the rear is a superb fitted kitchen, thoughtfully designed to maximise both style and practicality.

On the first floor are three well proportioned bedrooms along with a family bathroom, offering comfortable accommodation for families, couples or those seeking additional workspace.

Outside, the enclosed rear garden has been attractively hard landscaped for ease of maintenance and thoughtfully planted with a variety of shrubs and plants, creating an inviting outdoor space to enjoy. A real sun trap in the summer.

Helston is an historic and thriving market town offering a comprehensive range of amenities, including national retailers, cafes, public houses, health centres, a cinema, and a leisure centre with indoor swimming pool. The town benefits from well regarded primary schools and a secondary school with sixth form provision. It also serves as the gateway to the beautiful Lizard Peninsula, a designated Area of Outstanding Natural Beauty renowned for its dramatic coastline and scenic walks.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR TO

ENTRANCE PORCH

With coat hanging space, coir matting and glass panelled door to

LOUNGE/DINER 24'8" x 17'1" (narrowing to 10'7") (minus staircas (7.54m x 5.21m (narrowing to 3.23m) (minus staircas)

A lovely space with attractive wood laminate flooring, a marble effect fireplace housing an inset electric feature fire, a window to the front aspect, and an attractive pendant light. There are three useful storage cupboards, one of which houses the gas boiler. The dining area is cleverly illuminated by natural light filtering through glazed blocks positioned on the half landing within the stairwell. An arch creates a gentle division between the living and dining areas while maintaining an open and sociable feel.

KITCHEN 13'1" x 9'10" (4 x 3)

A beautifully appointed high gloss cream kitchen fitted with a range of base and drawer units beneath granite effect worktops, complemented by further wall mounted cupboards and attractive tiled splashbacks.

There is a stainless steel sink and drainer with mixer tap, a ceramic hob with extractor over, built in oven, integrated dishwasher and integrated washer dryer.

The room is wonderfully bright, enhanced by a generous roof light and windows to the side and rear aspects, the latter enjoying a pleasant outlook over the garden, whilst inset downlighters provide additional lighting. Stone effect vinyl flooring, attractive local stone wall and a half glazed door provides direct access to the rear garden.

A turning staircase leads with a window at the half landing and glass block feature allowing natural light into the main living space and feature shelf leading to -

FIRST FLOOR

LANDING

With doors to -

BEDROOM ONE 12'5" x 8'11" (narrowing to 7'11") (3.8 x 2.73 (narrowing to 2.42))

With a window to the front aspect.

BEDROOM TWO 12'7" x 8'9" (narrowing to 7'9") (3.84m x 2.69m (narrowing to 2.38))

With window to the front aspect.

BEDROOM THREE 12'9" x 7'10" (narrowing to 6'0") (3.89 x 2.41 (narrowing to 1.85))

With a window to the rear aspect.

BATHROOM

An L shaped room, nicely appointed and thoughtfully designed, featuring a P shaped bath with glass screen and shower over, complemented by attractive travertine style tiling. There is a W.C. with concealed cistern and granite shelf above, a wash hand basin is set on the granite worktop with mixer tap and storage cupboards beneath, and an obscured glazed window to the rear aspect with matching granite sill.

REAR GARDEN

A lovely enclosed rear garden creates an inviting outdoor space. One boundary is defined by an attractive and characterful stone wall, adding interest and texture. The garden has been thoughtfully landscaped with ease of maintenance in mind, featuring artificial grass and well positioned planting beds, including an impressive palm and tree fern which provides striking focal points.

There is also an outside tap, and we are advised that a right of way runs down the side of the property, providing access to the rear garden.

WHAT3WORDS

crumbled.mistify.relocate

SERVICES

Mains water, electricity, drainage and gas.

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

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.

24th February 2026.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

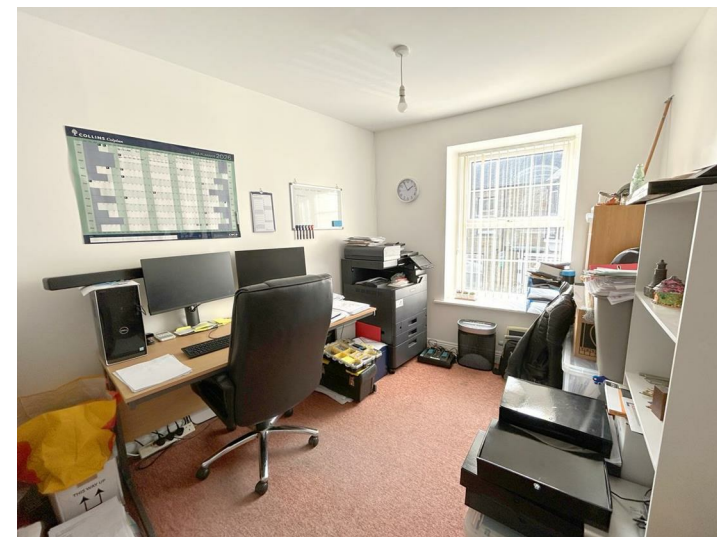
To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

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.

AGENTS NOTE

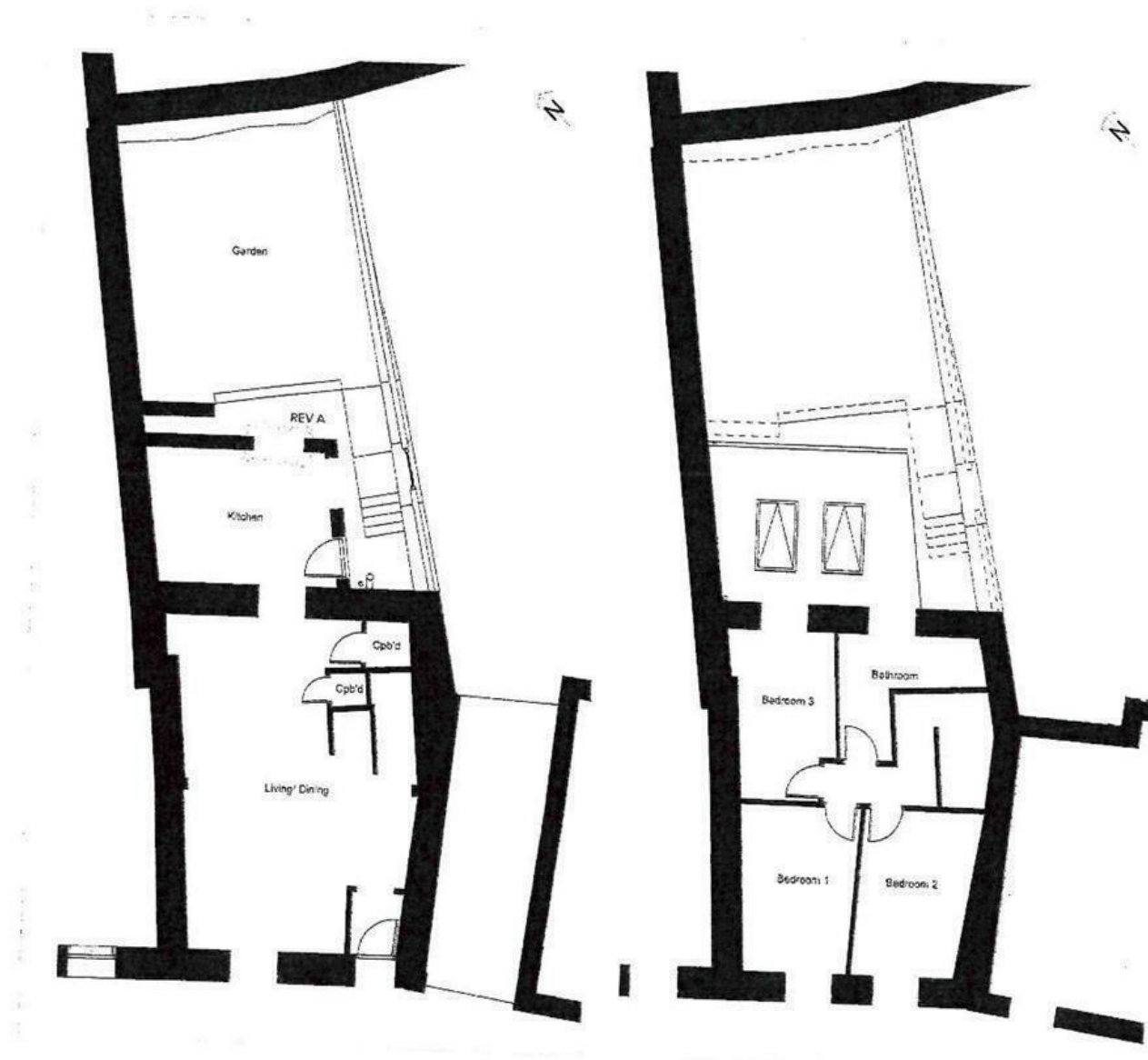
On street parking is available in Meneage Street between 6.00 pm and





9.00 am, Monday to Saturday, on a first come, first served basis. Parking is unrestricted on Sundays. There is a car park behind the property and further on street parking on neighbouring roads.





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 a property 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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