



8 Parc An Gew
Helston, TR13 0SH







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Situated in a highly sought after location, this charming three bedroom bungalow offers comfortable and versatile living in a convenient setting.

The property features a spacious lounge/diner, perfect for relaxing or entertaining, alongside a kitchen and a separate utility room for added practicality which is accessed outside. There are three good sized bedrooms and a family bathroom, providing ample space for family living or visiting guests.

To the rear, there is a paved garden area, ideal for outdoor seating, dining, or simply enjoying the outdoors with minimal maintenance. To the front, the property offers parking for multiple vehicles, including a car port, ensuring convenience and practicality.

This bungalow combines a desirable location with a versatile layout, making it an excellent choice for families, retirees, or anyone looking for a comfortable, low-maintenance home.



The Mather Partnership, Offices in Helston & Hayle
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Guide Price £325,000**Location**

Parc An Gew is a highly desirable location in Helston, perfectly placed for access to schooling and local amenities. The property sits at the end of the cul-de-sac enjoying a quiet location with off road parking. Helston and the surrounding nearby areas boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. The town has a leisure centre with a swimming pool and large gym and many amenity areas including the boating lake and the beautiful National Trust Penrose Woods. The property is a short drive from the stunning Lizard Peninsula and within a 10 minute drive of the thriving harbour and coastline at Porthleven. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

Accommodation

Entrance Hall

Bedroom

Bedroom

Bedroom

Lounge/Diner

Kitchen

Family shower room

Conservatory

Utility room (accessed via the garden)

Parking

The property offers parking for multiple vehicles to the front, including a car port.

Outside

To the front, the property benefits from a charming, low maintenance grassed area. To the rear, there is a paved garden, offering an ideal space for outdoor seating, dining, or entertaining. A useful shed, perfect for storing garden tools, bicycles, or outdoor equipment.

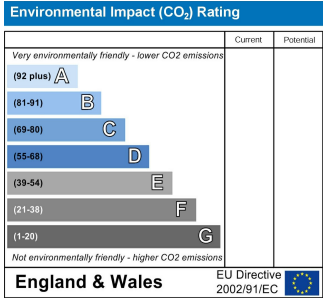
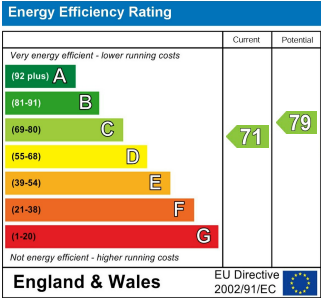
Services

Mains water, electricity, gas, and drainage.

Agent Note

Our clients have informed us that the property has spray foam insulation, any potential purchasers will need to consult their mortgage lender/broker prior to offering.





Council Tax Band- C

What3Words

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Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

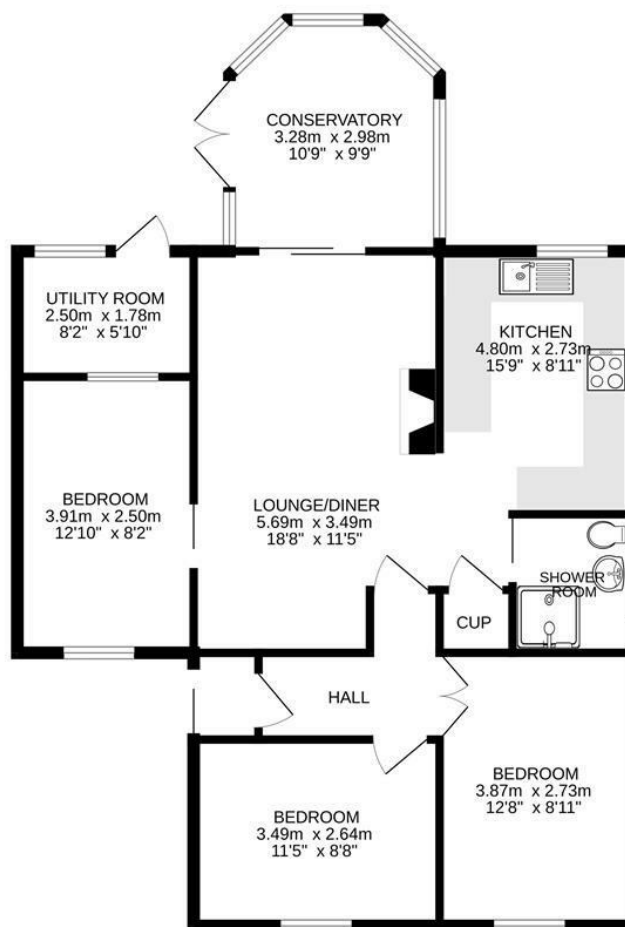
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR
82.1 sq.m. (884 sq.ft.) approx.



TOTAL FLOOR AREA : 82.1 sq.m. (884 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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