



41 Manor Way, Helston, TR13 8LJ

£275,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

41 Manor Way

- DETACHED TWO BEDROOM BUNGALOW
- SOUGHT AFTER RESIDENTIAL AREA
- WELL PROPORTIONED ACCOMMODATION
- POTENTIAL FOR MODERNISATION & PERSONALISATION
- ADDITION OF A SUN ROOM
- LOVELY GARDENS TO FRONT & REAR
- DRIVEWAY PARKING & GARAGE
- FREEHOLD
- COUNCIL TAX C
- EPC E53







Situated within the highly regarded residential area of Manor Way in the Cornish market town of Helston, this detached two-bedroom bungalow offers well proportioned accommodation and excellent potential for modernisation and personalisation. Benefitting from the addition of a sun room, the property presents an exciting opportunity for those seeking a home in a sought-after residential location.

A particular highlight of the property is its impressive outdoor space. To the front, there is a beautifully maintained garden, whilst the substantial rear garden enjoys well-established plants and shrubs, attractive lawned areas, a charming summer house, and a useful storage shed. In addition, driveway parking is located to the side of the property and leads to a garage.

In brief, the accommodation comprises an entrance hall, a spacious lounge/diner, sun room, kitchen, bathroom, and two bedrooms.

Helston is an historic and thriving market town offering a comprehensive range of amenities, including national retailers, health centres, a cinema, and a leisure centre with indoor swimming pool. The town is served by well-regarded primary schools and a secondary school with sixth-form provision. It also serves as the gateway to the beautiful Lizard Peninsula, a dedicated area of outstanding natural beauty.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

HALL

With doors to various rooms, an airing cupboard which houses a water tank that houses an immersion heater, door to

LOUNGE/DINER 15'5" x 11'5" (4.7 x 3.5)

With door to the kitchen and double doors and window to

SUN ROOM 15'3" x 7'6" (4.66 x 2.3)

A delightful room allowing lovely views over the well stoked garden. The are French doors to the outside and door to the garage.

KITCHEN 9'5" x 7'9" (2.88 x 2.38)

Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over, space for an oven and a washing machine, the room has partially tiled walls and an outlook over the front garden.

BATHROOM

Accessed from the hall the bathroom comprises a bath with shower over, pedestal wash basin and a close coupled W.C., there are partially tiled walls and frosted window to the front.

BEDROOM ONE 11'5" x 9'5" (3.49 x 2.89)

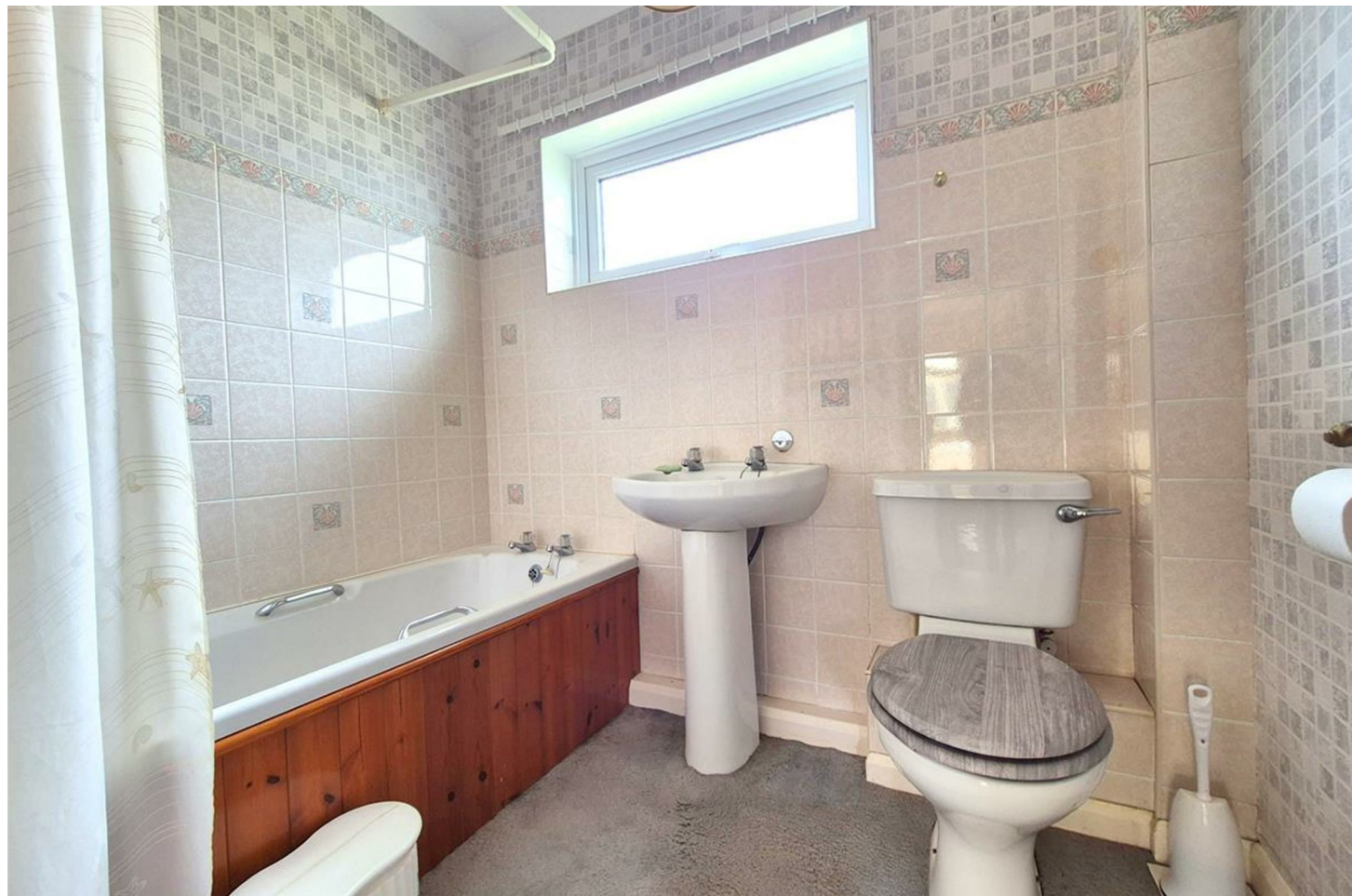
With outlook over the rear garden and having a built-in wardrobe.

BEDROOM TWO 10'5" (narrowing to 8'5") x 7'6" (3.20 (narrowing to 2.58) x 2.30)

With outlook over the front garden.

GARAGE 16'0" x 8'10" (4.9 x 2.7)

Having an up and over door and power.





OUTSIDE

To the front of the property is a beautifully kept front garden which has a lawned area and flower beds with well established plants. To the side a driveway provides parking and leads to a garage. To the rear of the residence is a particularly good size garden which boasts many well established plants and shrubs, further lawned areas, a pleasant summer house and a useful shed. The rear garden is a real highlight of the property.

SERVICES

Mains electricity, water and drainage. Night storage heating.

WHAT3WORDS

shorts.pass.spouting

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 TBC

DATE DETAILS PREPARED.

26th May 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.



Ground Floor
Approx. 75.8 sq. metres (815.4 sq. feet)



Total area: approx. 75.8 sq. metres (815.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		53	
(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 fences and hoare 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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