



6 Crosswalla Fields, Helston, TR13 8XH

£800 Per Month

This is a well located one bedroom first floor flat with private garden and an allocated parking space, located in a quiet cul de sac just outside Helston town centre.

Accessing the property via a staircase from the ground floor, the accommodation offers a large, fitted kitchen with space for appliances, a large and light living room, a double bedroom and three-piece bathroom suite.

The property is currently being redecorated ready for new tenants and is offered on a part-furnished basis for a long term let. Available from late August onwards.

Double glazing with electric heating and hot water. EPC band D. Council tax band A. Please note the communal entrance is shared between 2 properties and there are 4 properties in the block.

Mains electric and water service the property, and utility bill payments including the council tax are payable by the tenants to the suppliers direct. Holding deposit of one weeks rent. Security deposit of five weeks rent.

Broadband checker: ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

Key Features

- One bedroom first floor flat
- Private garden space with shed
- Re-decorated throughout prior to move in
- Electric heating and hot water
- Available from August onwards
- Offered on a part-furnished basis for a long term let
- Allocated parking space to the front
- Council tax band A
- EPD band D



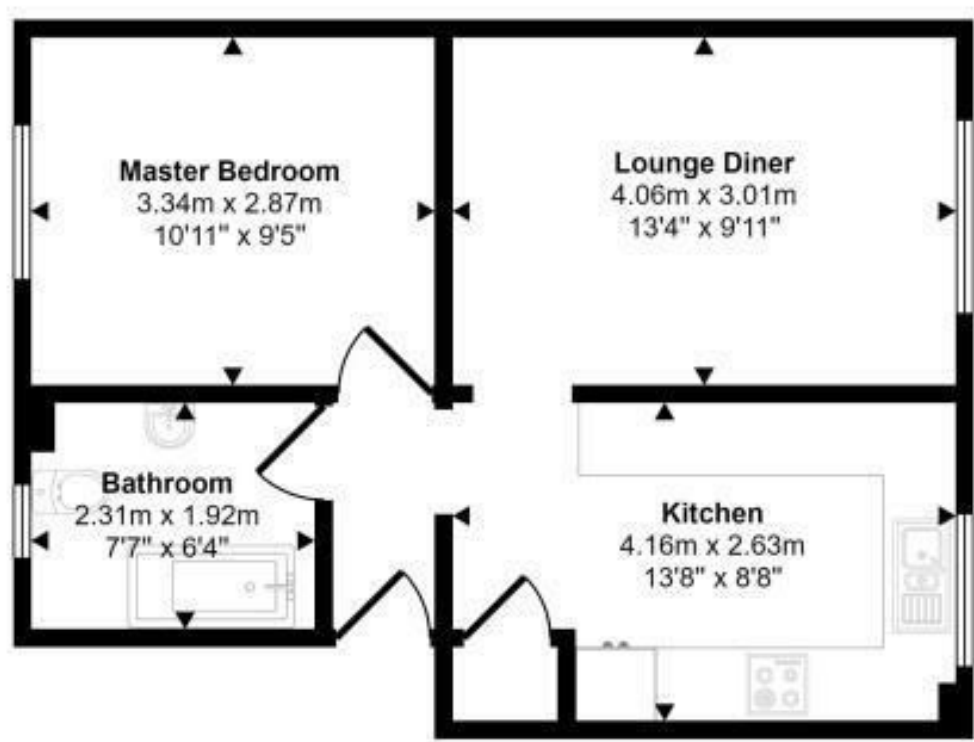


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
58		74
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Floor Plan

Approx Gross Internal Area
41 sq m / 440 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.