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**Hellis Wartha,
Helston,**

**£250,000
Freehold**





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Property Introduction

Offering the ideal basis for a stylish and comfortable family home, this attractive property is conveniently positioned close to a range of local amenities and is presented in excellent order throughout. The property benefits from a contemporary open-plan living arrangement, an upgraded kitchen and an immaculately maintained enclosed rear garden, providing an excellent space for both family life and entertaining. There is also the added benefit of an allocated parking space situated within a very short walk of the front door.

Internally, the property offers a welcoming entrance hallway leading to a convenient cloakroom, comfortable lounge area and an impressive open-plan kitchen/diner. The upgraded kitchen provides a modern and practical focal point to the home, with the open-plan design creating a bright, sociable space ideal for everyday family living and entertaining. Patio doors provide a seamless connection to the immaculately presented enclosed rear garden. To the first floor are three bedrooms and a family bathroom, with the principal bedroom benefiting from its own en-suite shower room.

Early viewing is highly recommended to fully appreciate the quality, presentation and lifestyle this property has to offer.

Location

Hellis Wartha is a desirable residential area within the town and is perfectly placed to access the town centre and surrounding amenities. The property is adjacent to the local play park - ideal for those with children. Helston and the 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 other facilities 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 ten-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 twenty-to-thirty-minute drive.

THE PROPERTY OFFERS WELL-PROPORTIONED ACCOMMODATION COMPRISING

OPEN PLAN LIVING SPACE

Beautifully presented open-plan kitchen, dining and living space, creating a bright and sociable area ideal for family living and entertaining. The upgraded kitchen features contemporary navy cabinetry, contrasting worktops, central island and light wood-effect flooring. Stylish pendant lighting, recessed spotlights and attractive window shutters add a modern and sophisticated finish.

LIVING AREA 18' 9" x 13' 11" (5.71m x 4.24m)

The living area is tastefully presented with carefully selected furnishings and décor, while attractive window shutters to the lounge windows add a further touch of style and sophistication.

KITCHEN AREA 17' 9" x 9' 4" (5.41m x 2.84m)

The impressive open-plan kitchen and living area provides a stylish and sociable heart to the home. The upgraded kitchen features striking matte navy cabinetry, contrasting white worktops, light wood-effect flooring and a central island. Integrated appliances include a dishwasher, fridge freezer and oven, together with an integrated hob and extractor hood, while the sink is complemented by a modern mixer tap. A wall-mounted gas boiler is also housed within the kitchen. The patio doors provide a lovely connection to the immaculate enclosed rear garden, creating an ideal space for modern family living and entertaining.

CLOAKROOM

Stylishly presented with crisp white walls, modern vanity wash hand basin with mixer tap, close-coupled WC and round mirror. Light wood-effect flooring and contrasting black fittings create a bright, contemporary and practical finish.

STAIRS TO FIRST FLOOR

Stylish first-floor landing with dark grey carpeting, wooden handrail, loft access and useful storage cupboard.

PRINCIPAL BEDROOM 13' 6" x 10' 7" (4.11m x 3.22m)

Well-presented bedroom with attractive grey and white décor, carpet flooring and a rear-aspect window providing natural light. Ample space for furnishings, with display shelving adding personality and practicality.

EN-SUITE

Modern family bathroom with shower cubicle, tiled splashbacks, glazed door and electric shower. Pedestal wash hand basin with tiled splashback, mirror, shaver socket and light, together with a close-coupled WC, extractor, mirrored cabinet, part-tiled walls and attractive tile-effect flooring.

BEDROOM TWO 10' 3" x 8' 1" (3.12m x 2.46m)

Comfortable and well-presented bedroom with carpet flooring, glazed door to the front aspect opening onto a Juliet balcony, providing plenty of natural light and an attractive outlook.

BEDROOM THREE 8' 6" x 6' 11" (2.59m x 2.11m)

Generous single room, currently used as a dressing room, featuring a rear-aspect window overlooking the garden and providing plenty of natural light.

BATHROOM

Well-appointed bathroom fitted with a panel bath and mixer shower over, low level WC and pedestal wash hand basin with mixer tap. Further features include tiled splashbacks, illuminated mirror, mirrored cabinet, shaver socket and extractor, with part-tiled walls and tile-effect flooring.

OUTSIDE

Externally, the property enjoys a gravel front garden, while to the rear is a beautifully maintained and fully enclosed garden, thoughtfully designed for low-maintenance family living. The garden features a low-maintenance artificial lawn, raised timber decking, planted borders and a dedicated seating area, providing an attractive and versatile space for relaxing, entertaining and for children and pets to enjoy. The enclosed garden offers a good degree of privacy, while a rear pedestrian gate provides convenient access.

PARKING

There is one allocated parking space, situated within a very short walk of the front door.

SERVICES

Mains water, mains electricity, mains gas and mains drainage.

AGENTS NOTES

The Council Tax Band for this property is Band 'B'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Three-bedroom terraced family home
- Immaculately presented throughout
- Impressive open-plan kitchen, living & dining area
- Upgraded modern kitchen
- Principal bedroom with en-suite shower room
- Beautifully maintained enclosed rear garden
- Gas central heating
- Ideal family home, first-time buy or investment opportunity
- Allocated parking space
- Nearby to local amenities



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
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