

GENERAL VIEW OF BUILDING



3 Olivers Yard Church Street, Helston, TR13 8NJ

£175,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

3 Olivers Yard Church Street

- MODERN ONE BEDROOM HOUSE
- LOVELY TUCKED AWAY POSITION
- OPEN PLAN LIVING ROOM/KITCHEN AREA
- PARKING
- ENCLOSED GRAVEL COURTYARD
- FREEHOLD
- EPC B-82
- COUNCIL TAX B

An opportunity to purchase a modern one bedroom house located in a lovely tucked away position a short stroll away from the town centre of Helston.

The property would seem perfect for someone who wants to live close to the town centre, whether that be a first time buyer, downsizer or somewhere wishing to have a 'lock up and leave', or rental in this bustling market town, the gateway to the Lizard Peninsula.

With a stone and cladded finish the property in brief benefits from an open plan living room/kitchen area, whilst on the first floor there are two bedrooms, landing and a bathroom. To the outside there are two allocated spaces and a graveled courtyard.







Set within the older quarter of Helston the property is very convenient for the town centre. Helston is regarded as the gateway to the Lizard Peninsula with its stunning feature coves, beaches and clifftop walks. The bustling market town provides facilities which include national stores, cinema, health centres, restaurants and there is a leisure centre with indoor heated pool. The property is also particularly well sited for the amenity area towards the bottom of the town with its boating lake that leads onwards to the Penrose Estate from which many walks can be enjoyed alongside Cornwall's largest natural freshwater lake. This in turn leads to the sea.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

A GLAZED DOOR TO THE LIVING/KITCHEN AREA

**LIVING/KITCHEN AREA 17'7" x 11'1" (including stairwell)
(5.38 x 3.4 (including stairwell))**

A nice open plan space with a window to the front aspect towards the living area, t.v. point and understairs storage cupboard.

KITCHEN AREA

With black granite effect worktops incorporating a stainless steel hob with hood over and stainless steel sink drainer unit with mixer tap and metro style tiled splash backs. A mix of base drawer units under, wall units over and wood effect vinyl flooring. A built in electric oven, with spaces being provided for a refrigerator and a washing machine. A window to the side aspect and a gas boiler. There is a part glazed door out onto the rear courtyard.

A turning staircase rises to the first floor landing with attractive engineered wooden doors to the bedroom.

BEDROOM ONE 11'6" x 8'9" (3.52 x 2.68)

A pleasant room with a canopied ceiling and a loft hatch to the roof space. A large window to the front aspect.

STUDY/STORE/OCCASIONAL BEDROOM 8'2" x 5'6" (narrowing to 3'1") (2.51 x 1.7 (narrowing to 0.94))

An irregular shaped room with bespoke cabin bed with storage under.

SHOWER ROOM

A walk-in shower cubicle with attractive tiling, drencher head and separate retractable body head. A chrome towel drying radiator, extractor over, wash hand basin set in a vanity unit with mixer tap, dual flush w.c. and a window to the side aspect and attractive vinyl flooring.

OUTSIDE

The front paved courtyard provides parking for two vehicles, whilst to the rear there is an enclosed gravel courtyard with an attractive stone wall at its border and gated access leads down the side of the property out onto the parking area.

SERVICES

Mains water, electricity, drainage and gas.

DIRECTIONS

From the town centre turn down Church Street down past the town hall and Red Lion public house. Proceed to the bottom of the hill passing Cross Street on your left and as you start to rise up the hill take a right just after the band room.

VIEWING

To view this property, or any other property we are offering for sale, please call the number on the reverse of these details.





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/>

COUNCIL TAX

Council Tax Band B.

ANTI-MONEY LAUNDERING

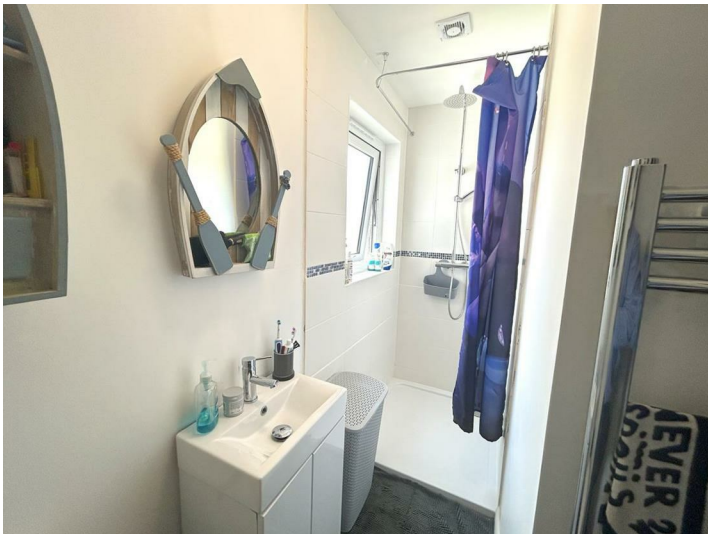
We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

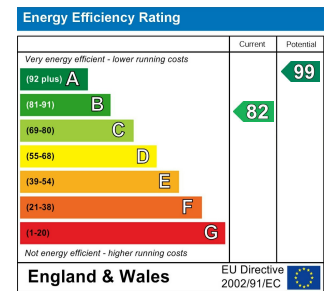
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

16th August 2025



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