



106 Hellis Wartha  
Helston, TR13 8WF











# 106 Hellis Wartha Helston, TR13 8WF

This three bedroom mid-terrace family home is located in a popular residential area, close to a children's playground. The property benefits from one allocated parking space and a garage.

The ground floor comprises an entrance hallway, a convenient cloakroom, a spacious lounge, and a modern fitted kitchen/diner. Upstairs, there are three bedrooms, including a principal bedroom with an en-suite, as well as a family bathroom and a built-in storage cupboard.

The enclosed rear garden offers a safe and secure space for children and pets, featuring both a patio and lawned area, ideal for outdoor entertaining and family life.



The Mather Partnership, Offices in Helston & Hayle  
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**Guide Price £245,000**

**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 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

WC

Lounge/Diner

Kitchen/Diner

Upstairs to

Bedroom

Ensuite

Bedroom

Family Bathroom

Bedroom

**Garage**

There is a garage a short walk from the property, and our client has informed it is leasehold and the lease started on the 27th February 2007 and has a term of 199 years from this date. Our client has informed us that there are no charges involved.

**Parking**

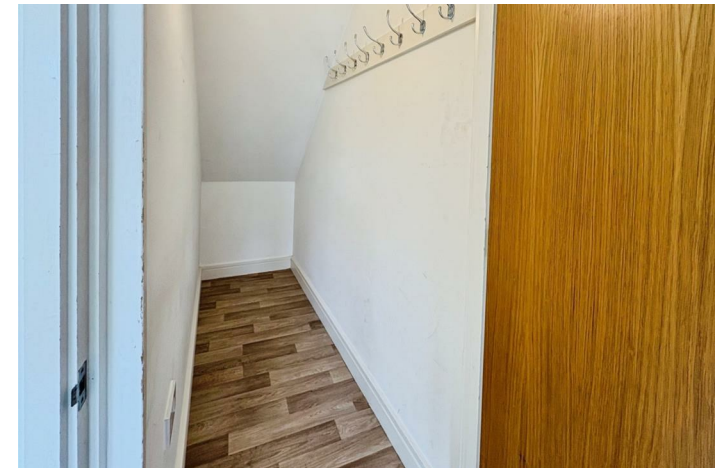
There is one allocated parking space.

**Outside**

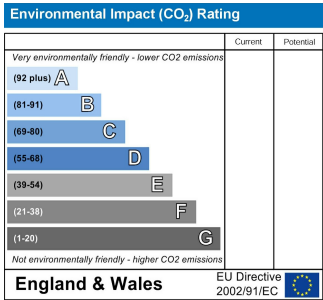
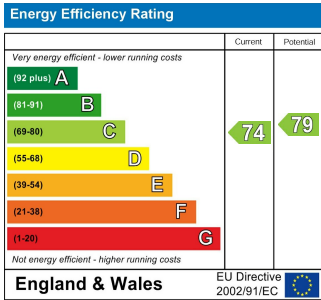
To the front there is a small garden area, to the rear there is an enclosed garden.

**Services**

Mains Water, Drainage, Electricity and Gas central heating.









**Council Tax Band- B**

**What3Words**

///prefect.outlawing.disgraced

**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**

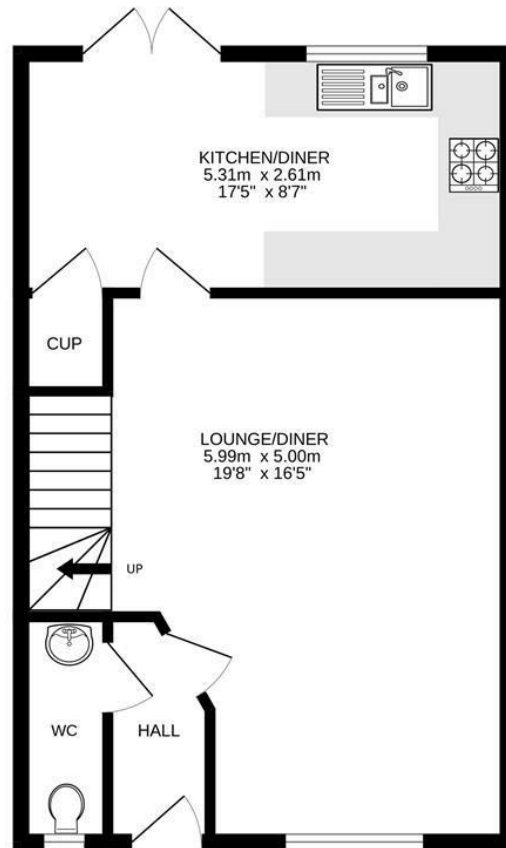
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**Broadband & Mobile Phone Coverage**

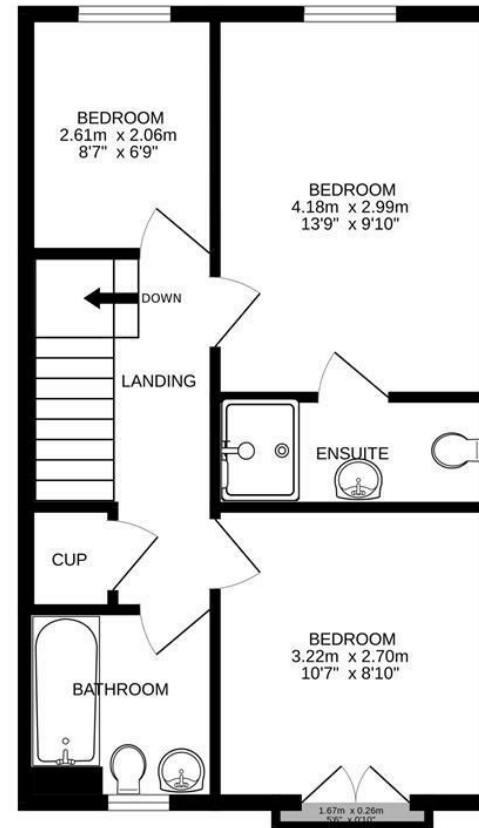
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST FLOOR



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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



