



**6 Trenethick Avenue, Helston, TR13 8LU**

**£345,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

## 6 Trenethick Avenue

- DETACHED THREE BEDROOM BUNGALOW
- HIGHLY SOUGHT-AFTER TRENETHICK AVENUE LOCATION
- SPACIOUS LOUNGE AND DINING AREA
- MODERN KITCHEN WITH BRIGHT CONSERVATORY
- ENCLOSED REAR GARDEN
- GARAGE WITH ELECTRIC DOOR AND DRIVEWAY PARKING
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- FREEHOLD
- COUNCIL TAX D
- EPC D67







Situated in the highly regarded residential area of Trenethick Avenue is this well proportioned detached three bedroom bungalow with off-road parking, a garage and a delightful garden to the rear.

Deceptively spacious inside, the sitting room enjoys a dual aspect to front and rear and leads nicely into the dining area which has a French door opening out onto a patio and the garden beyond. A modern fitted kitchen opens into the triple aspect conservatory which is flooded with natural light and is adjacent to the sun patio.

A real highlight of the property is the nicely enclosed rear garden which is laid largely to lawn, enjoys a southerly aspect and good degrees of privacy. Mature hedging helps provide an effective privacy screen to the rear whilst the borders are interspersed with mature shrubs and plants. The sun patio provides a nice outlook over the garden and would seem an ideal place in which to sit out, relax and enjoy a spot of al fresco dining in summer months.

Three bedrooms, two of which are doubles having built in wardrobes and a fitted bathroom suite with a thermostatic shower complete the internal accommodation on offer.

To the front is a garage with an electric door, driveway parking and a well kept front garden and lawn.

The accommodation in brief comprises an entrance hallway, lounge/dining room, kitchen, conservatory, bathroom and three bedrooms. The property benefits from double glazing and gas fired central heating.

Helston is a thriving market town and gateway to the beautiful Lizard Peninsula, renowned for its dramatic coastline, sandy beaches, secluded coves, and scenic cliff-top walks. The town provides a comprehensive range of amenities, including supermarkets, national retailers, healthcare facilities, churches, clubs and societies, together with well-regarded primary schools and a secondary school with sixth-form provision.

#### **THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

Part obscure glazed UPVC door and side panel to

## HALLWAY

Broadly 'L-shaped' with loft hatch and ladder to roof space, coat hanging rail, airing cupboard with Worcester gas fired boiler, storage cupboard with electric consumer unit and doors off to all internal rooms.

## LOUNGE / DINING ROOM 22'2" x 16' narrowing to 8'9" (6.76m x 4.88m narrowing to 2.67m)

Light and spacious twin aspect room with attractive pendant lighting, wall lights, large window with outlook to front garden and French door to the rear. Frosted glass internal door to

## KITCHEN 10' x 9'8" (3.05m x 2.95m)

Comprising a modern fitted kitchen with granite effect worktops with a range of cream cupboards and drawers and matching wall units. There is a sink with drainer, spaces for a washing machine and a cooker (with hood over). The walls are largely tiled whilst there is a small breakfast bar, linoleum flooring, pantry with shelving, internal door to hallway, window and part glazed UPVC door to.

## CONSERVATORY 15'6" x 7'9" (4.72m x 2.36m)

Enjoying a delightful sunny outlook over the well tended lawn and gardens to the rear. There are an array of windows and enabling light to flood into this triple aspect room. Courtesy lights and sliding UPVC doors to the rear garden.

## BEDROOM ONE 12'6" x 9'9" plus built-in wardrobe (3.81m x 2.97m plus built-in wardrobe)

Comfortable double bedroom with large window to front with aspect over lawned front garden. There is a built-in wardrobe with a hanging rail and shelf over.

## BEDROOM TWO 9'9" x 9'6" plus built-in wardrobe (2.97m x 2.90m plus built-in wardrobe)

Having a built-in wardrobe with a hanging rail and shelf over. Window with a lovely outlook towards the rear garden.

## BEDROOM THREE 8'7" x 7'2" (2.62m x 2.18m)

With window to front aspect.

## BATHROOM

With a fitted suite comprising a low-level w.c, pedestal wash hand basin and a panelled bath with thermostatic shower over and tiled surround. There is a mirrored medicine cabinet, storage shelves, and two obscure glazed windows to the rear.





#### **OUTSIDE**

A driveway provides off road parking for a number of vehicles and leads on to the garage. The front garden is laid largely to lawn and is partly enclosed by a low level wall with raised beds and mature shrubs and plants at the borders.

The generously sized rear garden enjoys good degrees of privacy and is nicely landscaped with a well tended lawn and attractive flowerbeds with specimen plants including salvia, clematis and hebe. The patio area enjoys a sunny outlook from which to sit and enjoy the garden relax on a warm summers evening. There is a shed, an outside tap and a pathway that leads around one side of the property.

#### **GARAGE 16'1" x 8'6" (4.90m x 2.59m)**

With electric up and over door, power and light and a service door to the rear.

#### **SERVICES**

Mains electricity, gas , water and drainage.

#### **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 D.

#### **DATE DETAILS PREPARED.**

24th June 2026.

#### **WHAT3WORDS**

conductor.rungs.acclaimed

#### **MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

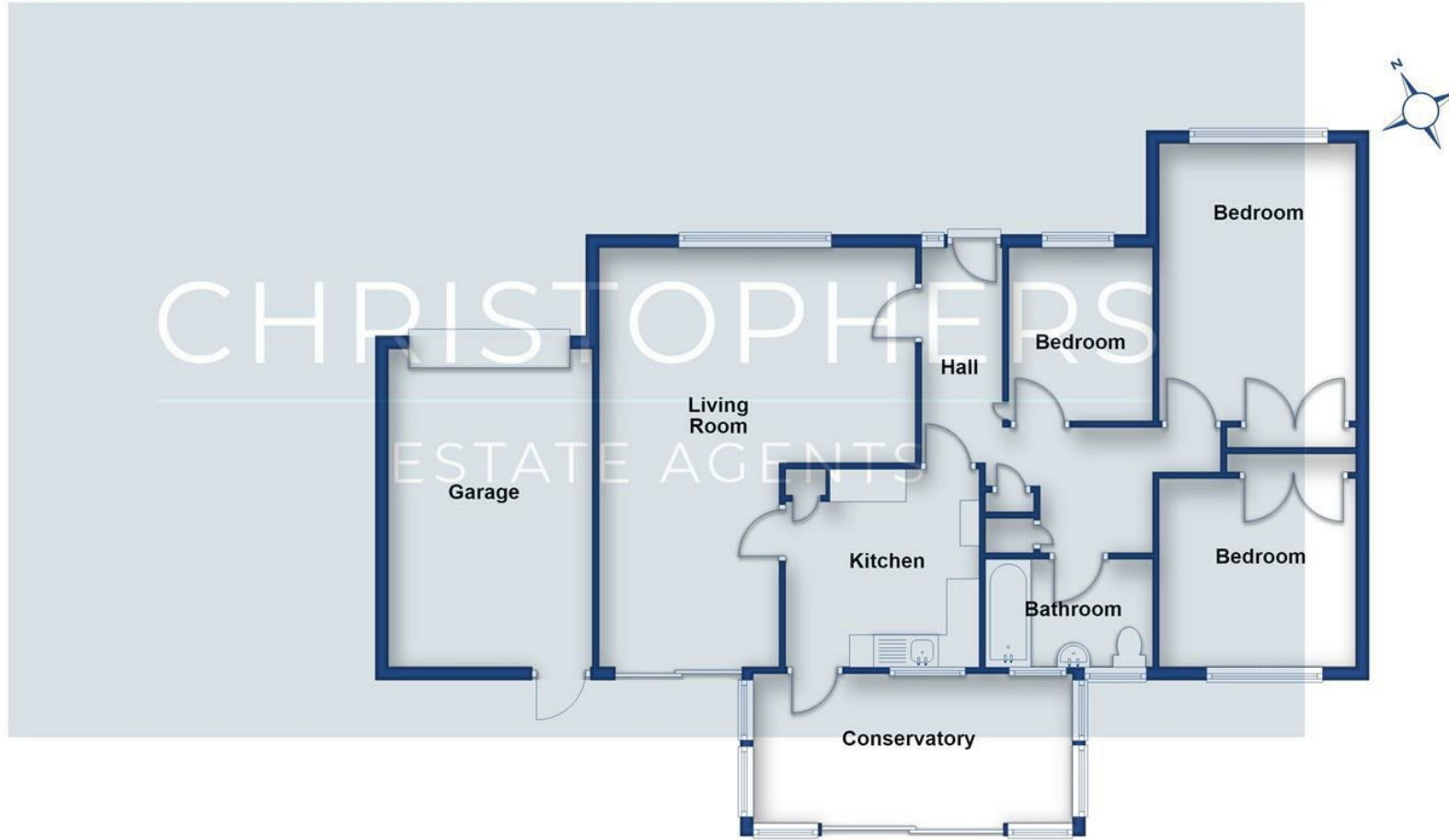
To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

#### **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. 1176.8 sq. feet



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Total area: approx. 1176.8 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 fixtures and lease 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.



## Christophers Estate Agents

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