



**6 Hellis Wartha, Helston, TR13 8WE**

**£365,000 Freehold**

**CHRISTOPHERS**

ESTATE AGENTS

## 6 Hellis Wartha

- THREE BEDROOM BUNGALOW WITH DRIVEWAY PARKING AND A GARAGE
- LOVELY SOCIABLE DINING ROOM
- BESPOKE FITTED BEDROOM FURNITURE
- CONTEMPORARY ELECTRIC 'WOOD BURNING' STOVE AND HEARTH
- LANDSCAPED GARDENS TO THE FRONT AND REAR
- IMPECCABLY PRESENTED
- FREEHOLD
- COUNCIL TAX BAND D
- EPC C-76

An impeccably presented, link detached, three bedroom chalet style bungalow with driveway parking and a garage.

Available for sale on the open market for the first time since being built, the residence is favourably located within a popular residential area, on the outskirts of the town, whilst being conveniently placed for local schools, supermarkets and amenities.

One of a select number of chalet style bungalows available within this popular area, the property is presented to an exacting standard and provides a lovely comfortable modern home for discerning buyers.

The lovely sociable dining room with its stylish lighting and large French door to the garden, would seem the perfect place in which to entertain or enjoy dinner with friends and family before retiring to the welcoming lounge with a contemporary electric 'wood burning' stove and hearth.

Well equipped with a pleasing range of storage cupboards and units, the generously sized modern kitchen is enhanced by a breakfast bar arrangement.

The versatile layout of the residence, with the 'en-suite' shower room being on the ground floor, could lend itself to use by those with a dependent relative or teenager.

The two upstairs bedrooms are both enhanced by bespoke fitted bedroom furniture, courtesy of Hammonds.

Outside the landscaped gardens to front and rear have been designed with ease of maintenance in mind, with the rear patio enjoying reasonable degrees of privacy and a sunny aspect.

The accommodation, in brief, comprises a utility room, an 'en-suite' shower room, dining room / bedroom , lounge and a kitchen / breakfast room. On the first floor there are two bedrooms and a family bathroom.







Helston is regarded as the gateway to the Lizard Peninsula with its stunning feature coves, sandy beaches and rugged coastline. It is a bustling market town providing facilities including national stores, health centre, cinema and a leisure centre with indoor pool. There are a number of well regarded primary schools & a secondary school with sixth form college.

**THE ACCOMMODATION COMPRISES (measurements approx)**

**GREY DOOR WITH FROSTED SIDE PANEL TO:**

**ENTRANCE HALL**

'L' shaped and of generous proportions, with electric consumer unit, under stairs cupboard, storage cupboard with hanging rails, stairs to the first floor and doors off to the shower room, dining room / bedroom, lounge, kitchen / breakfast room and

**UTILITY ROOM 5'8" x 5'7" ( 1.73m x 1.70m)**

A useful and practical room with a working top surface, including a sink and drainer with tiled splashback, cupboards under and a wall cupboard over. Spaces are provided for a washing machine and dryer whilst there is a Worcester gas boiler, wood effect flooring and a window to the front aspect.

**'EN-SUITE' SHOWER ROOM (plus shower enclosure) 5'6" x 4'9" (1.68m x 1.45m)**

Well appointed with a low level w.c, a pedestal wash hand basin and a walk in shower enclosure with thermostatic shower and grey slate effect easy clean surfaces. The room is complemented by a chrome ladder style towel rail, a mirrored medicine cabinet, an extractor and luxury vinyl flooring. There is a window to the side aspect and a door to;

**DINING ROOM/BEDROOM 15'1" (narrowing to 10'0") x 11'6" (plus door rece (4.60m (narrowing to 3.05m) x 3.51m (plus door rece)**

A light and welcoming 'L' shaped room with a stylish lighting arrangement and a large single French door (with side windows) which opens out onto the rear patio and garden.

**LOUNGE 14'3" x 14' (4.34m x 4.27m)**

With an ACR 2kw 'wood burner style' feature electric stove set atop a slate hearth and providing a nice focal point for the room. A large single French door with complementary side window looks out over and opens into the rear garden.

**KITCHEN/BREAKFAST ROOM 15'3" (narrowing to 11'9") x 12'7" (narrowing 8'5" (4.65m (narrowing to 3.58m) x 3.84m (narrowing 2.57)**

Beautifully appointed and well equipped comprising a fitted kitchen with working top surfaces, incorporating a one and a half bowl sink unit with drainer and mixer tap over and a gas hob with a chimney style hood over. There are an extensive range of cupboards and drawers under and wall units over, complemented by under counter lighting and tiled splashbacks. Integrated appliances include a microwave, fridge, freezer, dishwasher and an electric oven. There is a stylish breakfast bar arrangement with integral shelving, an attractive downlighter and additional useful storage cupboards. There is a window to the front aspect and wood effect luxury vinyl flooring.

A staircase turns and rises to the first floor.

**FIRST FLOOR**

**LANDING**

With Velux window, airing cupboard, door to large eaves storage area, loft hatch to roof space and doors off to the bathroom and both upstairs bedrooms.

**BEDROOM ONE 12'3" x 10' plus built in wardrobes (3.73m x 3.05m plus built in wardrobes)**

Comfortable double bedroom (currently housing a king size bed) with a fabulous range of bespoke fitted Hammonds bedroom furniture including wardrobes with hanging rails and storage over, a dressing table, chests of drawers and a tall storage cupboard. Window to rear aspect.

**BEDROOM TWO 12'2" x 8'11" (narrowing to 6'3") (3.71m x 2.74m (narrowing to 1.91m))**

With bespoke fitted Hammonds bedroom furniture including a wardrobe with hanging rails and storage over and a dressing table. There is a door hatch to the extensive eaves storage area and a window to the front aspect.

#### **BATHROOM**

Comprising a low-level w.c, a pedestal wash hand basin and a panelled bath with a shower attachment and slate style easy clean surfaces. There is a chrome ladder style towel rail, a mirrored medicine cabinet, a shaving point, a Velux skylight and luxury vinyl flooring.

#### **OUTSIDE**

The front garden has been designed with ease of maintenance in mind with a stone chipped area and an access path which leads to an open porch area. The driveway runs along the side of the property and leads to the garage and adjacent allocated parking area. There is an outside tap.

**GARAGE 16'3" x 8'8" (4.95m x 2.64m)**

With up and over door, power, light, some overhead eaves storage and a service door to the rear garden.

#### **REAR GARDEN**

Neatly landscaped and enclosed with areas of stone chipping, flower beds and a patio area which enjoys a sunny outlook. Gate to driveway.

#### **SERVICES**

Mains electricity, gas, water and drainage.

#### **AGENTS NOTE**

We are advised by our owners that the driveway leading up to their garage belongs to the property but that the neighbouring properties at numbers four and five have a right of access over part of it enabling them to gain access and to drive onto their driveways.

#### **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

#### **DIRECTIONS**

From Helston town centre proceed up Wendron Street and along Godolphin Road. At the Turnpike roundabout turn right and follow this road passing Tesco on the left hand side and go straight on at the traffic lights. At the next roundabout turn left and at the next roundabout turn left again follow this road into Hellis Wartha and take the first turning on the right. Take the first turning right, where the property can be found on the right hand side of the cul de sac

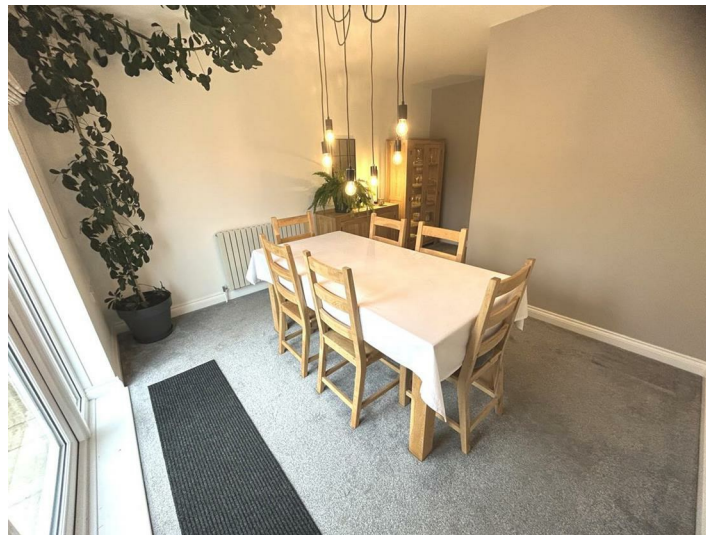
#### **MOBILE AND BROADBAND**

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.

**TENURE**

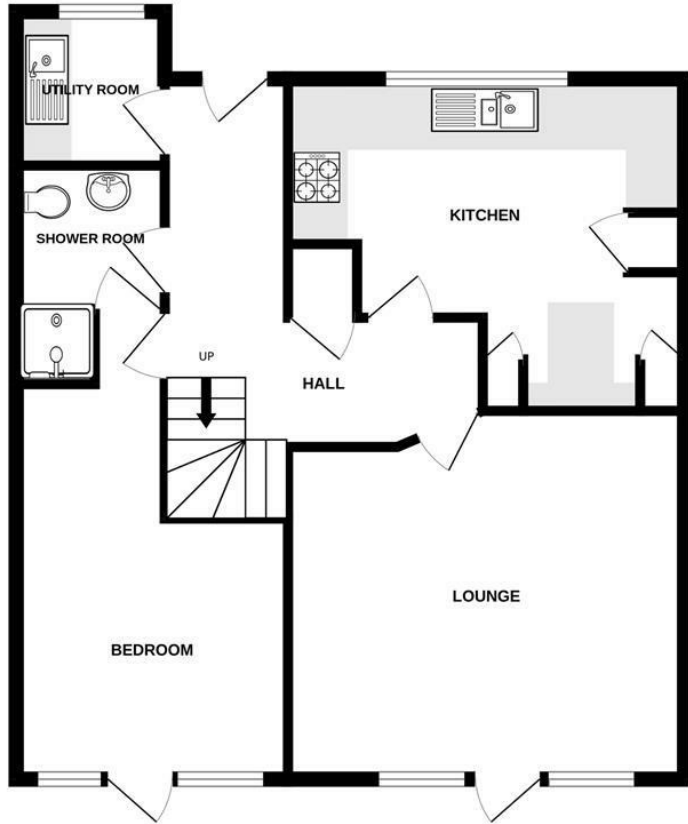
Freehold

**DATE DETAILS PREPARED.**

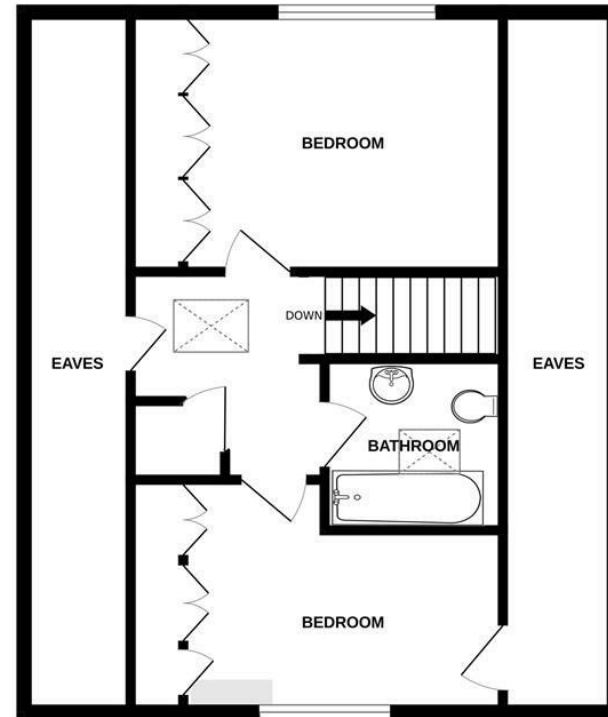
14th February 2025



GROUND FLOOR  
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 sq.m.) approx.

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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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>		76	86
(55-68) <b>D</b>			
(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 fittings cannot have their accuracy guaranteed for intending purchasers. Lesser 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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