

8 Medlyn Court Monument Road, Helston, TR13 8HF

£250,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

8 Medlyn Court Monument Road

- STYLISH THREE STOREY TOWNHOUSE
- SPACIOUS OPEN PLAN LIVING
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- TWO GENEROUS DOUBLE BEDROOMS
- FAMILY BATHROOM WITH SPA BATH
- INTEGRAL GARAGE AND OFF ROAD PARKING
- PRIVATE COURTYARD GARDEN AND ENLARGED BALCONY
- FREEHOLD
- COUNCIL TAX B
- EPC B90

A beautifully presented townhouse offering stylish, spacious accommodation, thoughtfully improved by the current owner to create a wonderful home that is ready to move straight into!

Perfect for first time buyers or a young professional couple, this lovely three storey home has so much to offer, with a fabulous semi open plan living space, two generous double bedrooms, an integral garage, off road parking and a delightful courtyard garden.

The ground floor opens into a generous entrance hall, leading to a useful utility room which has been thoughtfully fitted out to provide a practical and well organised space, with access to the rear garden and integral garage. The garage is a great size and benefits from an electric remote controlled door.

The first floor is a real highlight, with a beautifully designed semi open plan layout creating a wonderful sense of space and connection, perfect for both relaxing and entertaining. The stylish kitchen is fitted with attractive cream gloss units, clever pull out storage solutions and a fabulous larder cupboard with power, together with integrated appliances. There is plenty of room for dining, while the adjoining lounge provides a lovely light and airy space to unwind. From here, doors open onto an enlarged balcony, offering a lovely spot to enjoy the sunshine, with space for a couple of chairs or a lounger.

The second floor offers two well proportioned double bedrooms, including a particularly lovely master bedroom, together with a generous family bathroom featuring a relaxing spa bath.

Outside, the rear courtyard garden offers a private space to enjoy, with power and water connected. A covered area, previously used to house a hot tub, offers exciting possibilities for outdoor dining, entertaining or creating a little garden bar. Off road parking provides further convenience.

An absolute gem for first time buyers or anyone looking for a home with space, style and a little something special. Viewing is highly recommended!







Situated within a tucked away courtyard style development, the property is conveniently placed for the town centre, boating lake and beautiful Penrose walks.

Helston is an historic and thriving market town offering a comprehensive range of amenities, including national retailers, cafes, public houses, health centres, a cinema, and a leisure centre with indoor swimming pool. The town benefits from well regarded primary schools and a secondary school with sixth form provision. It also serves as the gateway to the beautiful Lizard Peninsula, a designated Area of Outstanding Natural Beauty renowned for its dramatic coastline and scenic walks.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

ENTRANCE HALLWAY
With glazed door to

INNER HALLWAY
A spacious entrance area with radiator, turning staircase rising to the first floor with understairs storage and glazed door to

UTILITY ROOM 11'2" x 7'2" (3.40m x 2.18m)
A useful and practical room with tiled floor, fitted with base and wall units with roll top work surfaces over with stainless steel sink and drainer, space and plumbing for washing machine and space and point for tumble dryer, wall mounted Worcester combi boiler, useful built-in storage cupboard, double doors to rear garden and door to

INTEGRAL GARAGE 16'3" x 10'2" (4.95m x 3.10m)
With electric remote roller door, power and door.

FIRST FLOOR

LANDING
With turning staircase continuing to the second floor and glazed door to

OPEN PLAN LIVING SPACE 27'7" x 13'7" max reducing 7'2" min overall measur (8.41m x 4.14m max reducing 2.18m min overall measu)
A wonderfully light and spacious living area spanning the first floor perfect for those that love to entertain.

KITCHEN AREA
Comprehensively fitted with a range of cream gloss base and wall units including clever pull out storage and a fabulous larder cupboard with power. Integrated appliances to include a fridge freezer, dishwasher and eye level oven, roll top work surfaces with inset hob with filter and light above and a circular stainless steel sink, window to rear and open plan to both the dining and living areas.

DINING AREA
With radiator.

LIVING AREA
With doors to front offering access to the balcony.

SECOND FLOOR LANDING
With a useful storage cupboard, loft access and doors to various rooms.

BEDROOM ONE 11'8" x 11'7" not into the depth of the wardrobe (3.56m x 3.53m not into the depth of the wardrobe)
A lovely bright master bedroom with a comprehensive range of built-in storage, radiator and window to front.

BEDROOM TWO 9'3" x 7'2" (2.82m x 2.18m)
With radiator, useful built-in storage cupboard and window to rear.

BATHROOM 9' x 5'6" (2.74m x 1.68m)
With tiled floor having a suite comprising of a spa bath with tiled surround and wall mounted mixer shower over, wall mounted wash hand basin, low level W.C. and two chrome effect ladder style radiators.

OUTSIDE
To the rear of the property is a low maintenance courtyard style garden there is a covered area where the previous owner enjoyed a hot tub which would be equally suitable as a great outdoor seating/dining area or possibly for scope to create an outdoor bar. External power and water connected.

There is an area of dedicated off road parking for the development where the owner informs us that each property enjoys the benefit of one space (unallocated) with spare spaces for visitor parking

SERVICES/UTILITIES
Mains water, electricity, drainage and gas fired central heating and owned solar panels.

WHAT3WORDS
streaking.defrost.baths

FLOOD RISK
River & Sea Very Low Surface Water Low.

ANTI-MONEY LAUNDERING
We are required by law to ask all purchasers for verified ID prior to instructing a sale.

CONSERVATION AREA
We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

COUNCIL TAX
Council Tax Band B.

DATE DETAILS PREPARED.
22nd October 2026.

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.





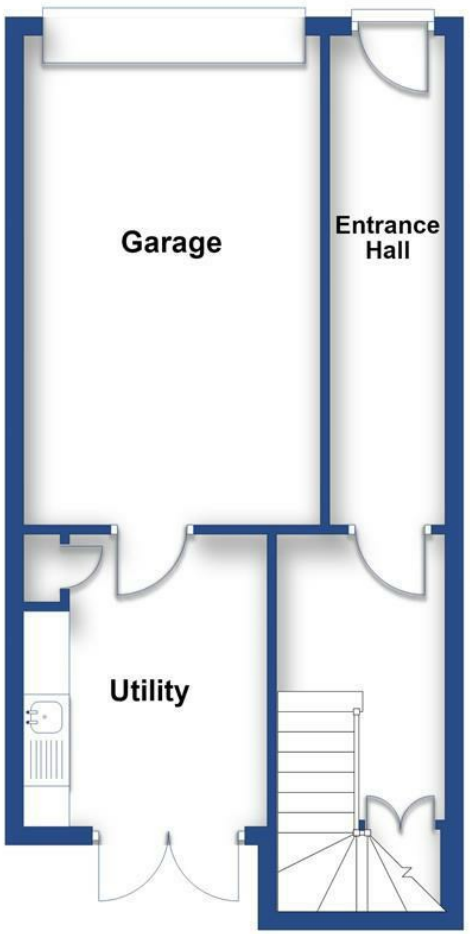








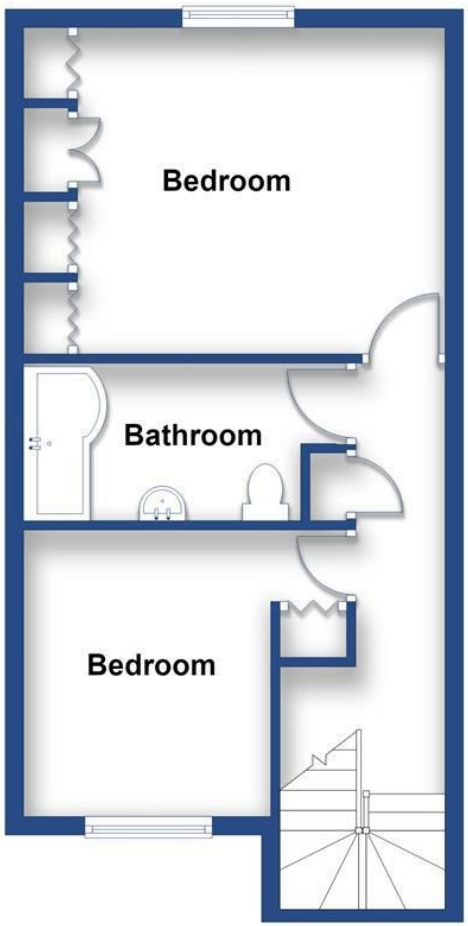
Ground Floor
Approx. 445.7 sq. feet



First Floor
Approx. 441.3 sq. feet
(excluding Balcony)

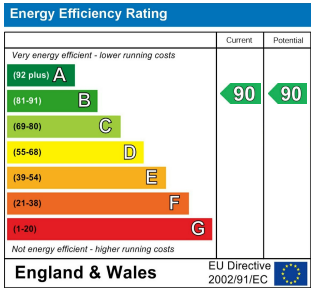


Second Floor
Approx. 444.6 sq. feet



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Total area: approx. 1331.6 sq. feet



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 carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure 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.



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