

# 1 Prospect Court Prospect Place Helston, TR13 8RU











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Tucked away in a quiet and private position, yet only a short stroll from the heart of town, this three bedroom semi-detached home offers the perfect blend of modern living and convenience. Step inside to discover a bright and spacious open plan lounge, dining, and kitchen area—a stylish and social hub that's ideal for entertaining friends and family. The contemporary kitchen is finished to a high standard, seamlessly flowing into the living space to create a welcoming and functional layout.

Upstairs, you'll find three well-proportioned bedrooms along with a modern shower room, offering comfort and flexibility for families, professionals, or those working from home.

Outside, the enclosed rear garden has been thoughtfully designed for low maintenance, providing a peaceful retreat with a gate leading directly to allocated parking—a rare and valuable feature this close to the town centre.



The Mather Partnership, Offices in Helston & Hayle  
**Tel: 01326 565016 or 01736 804556 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk)**  
**| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**



**Guide Price £275,000**

**Location**

Helston and the surrounding 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 amenity areas 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.

Helston is famed for it's historic Flora Day celebrations on 8 May when the town is bedecked with greenery, bluebells and gorse and throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Floral Dance and ushering in the Summer, this property is perfectly situated for Flora Day being on the route for the early morning dance and just moments from the town centre.

**Accommodation**

Entrance Hallway  
Cloak Room  
Open Plan Kitchen/Diner/Lounge

Stairs to Landing

Bedroom Three

Bedroom Two

Bedroom One

Shower Room

**Parking**

Allocated parking for one vehicle.

**Outside**

The enclosed rear garden offers a private and low-maintenance outdoor space, featuring a generous patio area ideal for alfresco dining, along with an astro turf lawn – perfect for enjoying the outdoors without the upkeep.

**Services**

Mains water, drainage, electricity and Gas central heating.

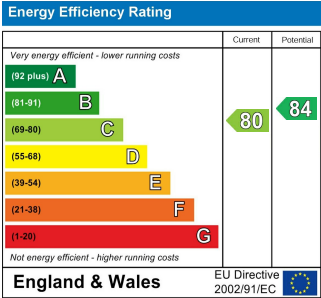
**Rights of Way**

Our client has informed us that the property benefits from a pedestrian right of way over the neighbouring driveway to the front of the property.

**Council Tax Band- C**









**What3Words**

///pats.twitchy.bank

**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.

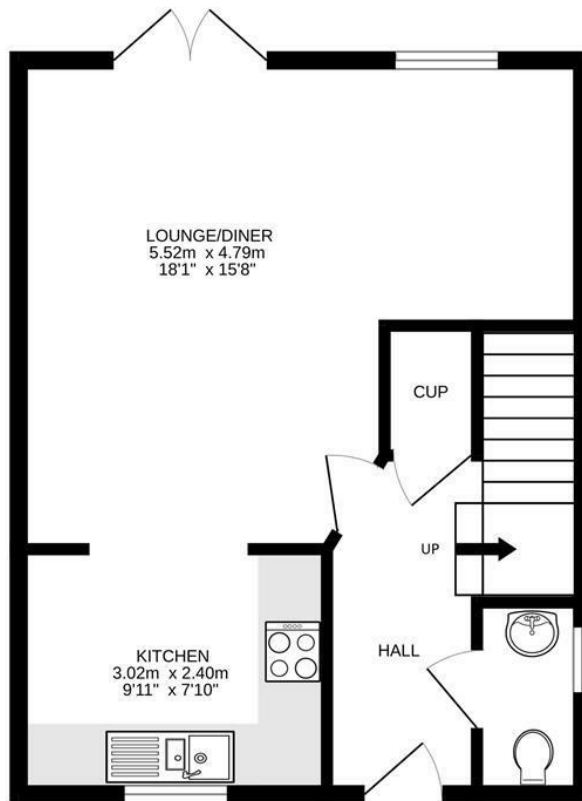
**Broadband & Mobile Phone Coverage**

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/>

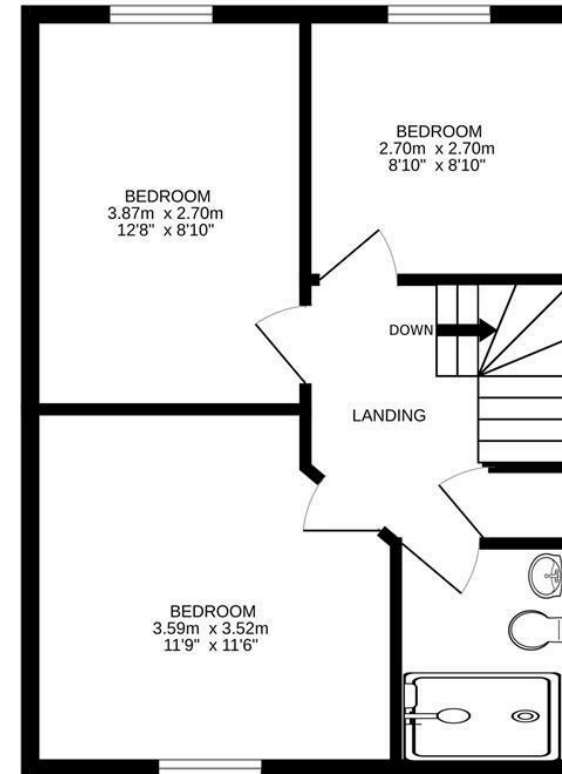




GROUND FLOOR



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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