

34 Manor Way  
Helston, TR13 8LJ







# 34 Manor Way Helston, TR13 8LJ

Step inside this beautifully maintained end of terrace family home, cherished by its current owners and offering flexible accommodation in a sought-after cul-de-sac location. The property has been thoughtfully extended to include a fifth bedroom with an en-suite shower room, which could also function as a second reception room perfectly suited to a variety of family needs.

The home is presented to a high standard throughout and features a fitted kitchen, a bright and spacious double glazed conservatory, a welcoming family lounge, master en suite shower room and generously sized, fully enclosed front and rear gardens.

Additionally, the property benefits from a garage located just a short walk away.



The Mather Partnership, Offices in Helston & Hayle  
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Guide Price £350,000

#### Location

Manor Way is a desirable residential area within the town and is perfectly placed to access the town centre and surrounding amenities. The property is close 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 Porch

Lounge

Kitchen/Diner

#### Conservatory

Bedroom with Ensuite shower room/Second reception room

#### Upstairs to

Bedroom Ensuite Shower room

Family Bathroom

Bedroom

Bedroom

Bedroom

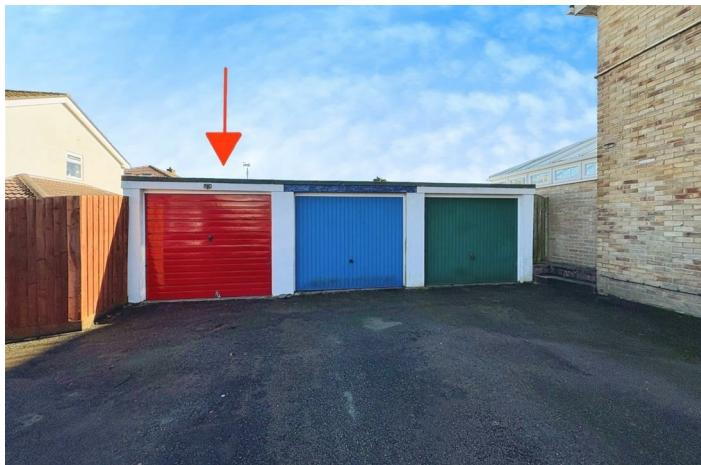
#### Garage

There is a single garage as part of a block a short walk away.

#### Outside

The property boasts fully enclosed front and rear gardens, providing security. Both areas are laid to lawn and have been carefully maintained, offering a neat and attractive outdoor space. The gardens provide an ideal setting for relaxing, entertaining, or for children and pets to play safely.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Services

Mains Water, Gas, Drainage and Electricity

## Council Tax Band- C

## What3Words

//orbit.squabbles.unique

## 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

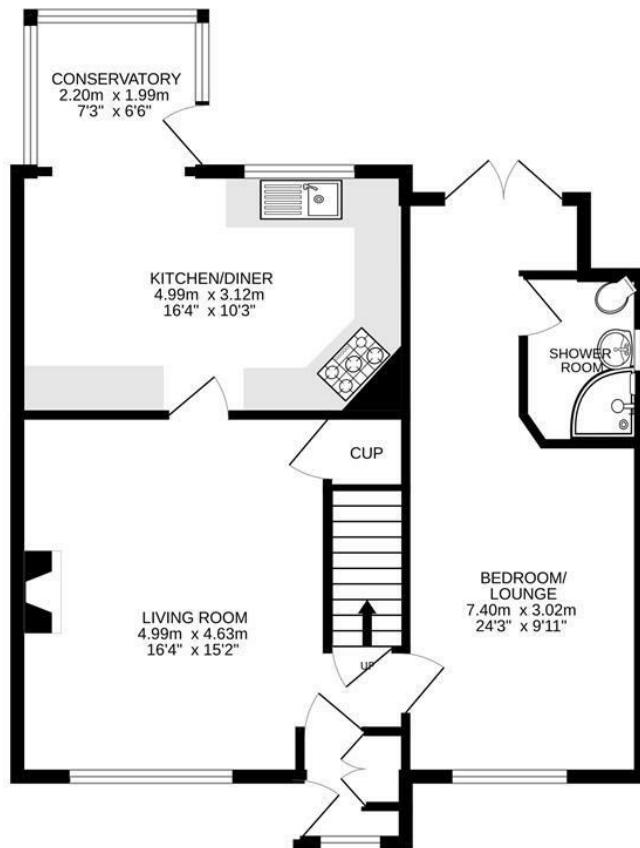
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

## Broadband & Mobile Phone Coverage

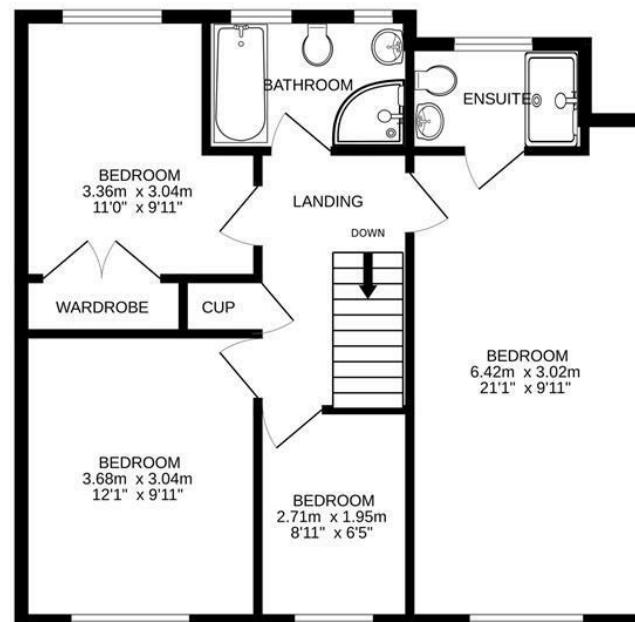
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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