

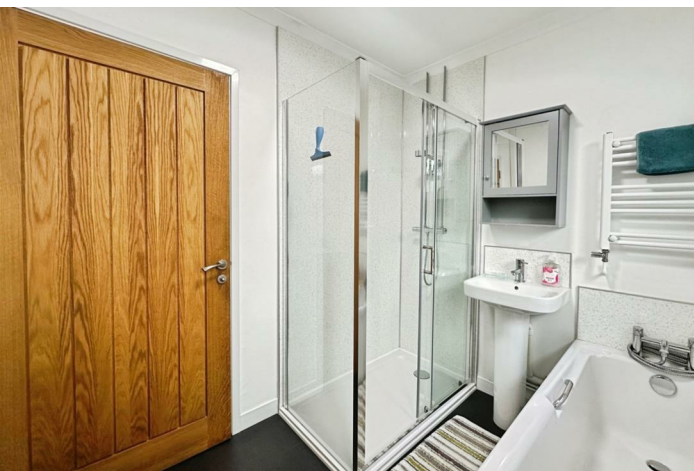
12 Gwealdues  
Helston, TR13 8LB











# 12 Gwealdues Helston, TR13 8LB

Located on a popular estate that is entirely on the flat, this modernised two bedroom bungalow is ready to move straight into. The property has been thoughtfully updated throughout, offering stylish and comfortable living in a convenient and desirable setting.

Step into the welcoming entrance hall which provides access to all rooms aswell as built in storage. The spacious living room is light and airy and is enhanced by a log burner creating a warm and cosy atmosphere. The contemporary kitchen provides plenty of storage as well as space for a table and chairs, creating a practical layout for everyday living. There are two well proportioned bedrooms and a sleek modern shower room which enjoys a separate bath and shower ensuring it is future proofed.

Externally the garden wraps around the bungalow and has been landscaped to maximise the space, offering a variety of areas to enjoy and a good level of privacy. To the front, the driveway provides valuable off road parking, complemented by a single garage offering further storage or workshop potential.



The Mather Partnership, Offices in Helston & Hayle  
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**Guide Price £295,000**

**Location**

The Gwealdues development is an extremely sought after residential location due to the convenient level walk to the supermarket, fish and chip shop, bus stop and leisure centre. The town centre is also within walking distance where you will find an excellent range of shops to include bakeries, high street shops, hair dressers, coffee shops, tea rooms and independent traders. There are a good range of supermarkets and also two Doctor's surgeries. The boating lake and Penrose walks are also not far away.

**Accommodation**

Entrance Hallway  
Living Room  
Kitchen/Breakfast Room  
Bathroom  
Two Double Bedrooms

**Garage**

with electricity inside and up and over door proving a good amount of storage.

**Parking**

Driveway providing off road parking for two vehicles.

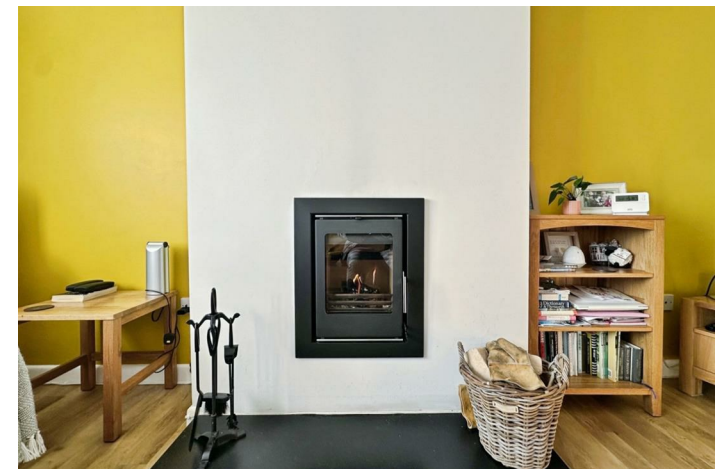
**Outside**

There is generous parking in front of the garage in addition to a well maintained lawn which has raised flower beds. To the side and rear, there are further garden areas which the rear being enclosed and offering a good degree of privacy.

**Services**

Mains gas, electricity, water and drainage.

**Council Tax Band-C**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		68
(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



### What3Words

///defaults.scramble.comfort

### 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.

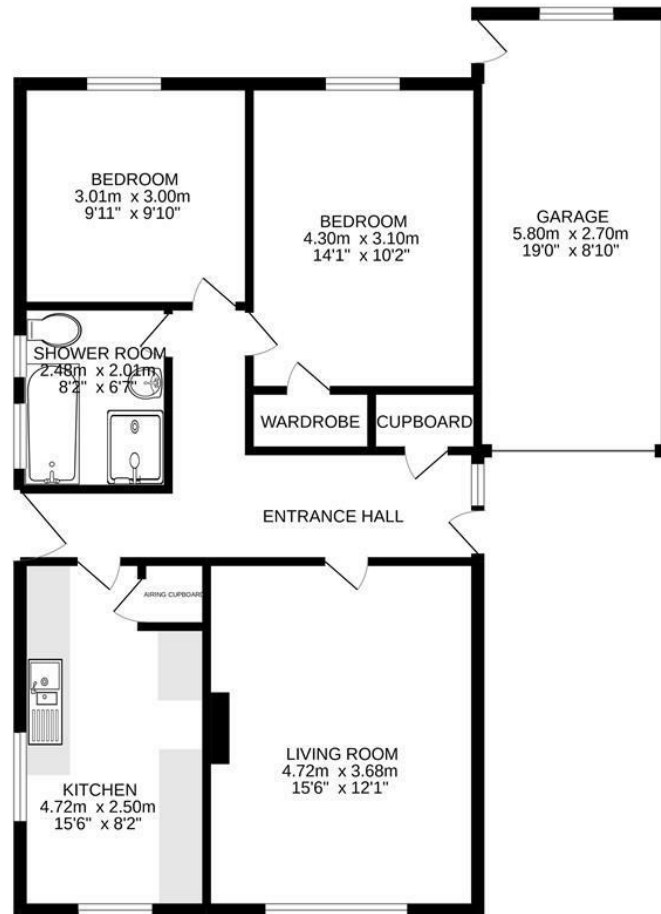
### Broadband & Mobile Phone Coverage

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



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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



