

24 Oates Road
Helston, TR13 8AW







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This two bedroom first floor flat is ideally situated within close proximity to the supermarket and town centre, offering excellent convenience for everyday living. The property requires modernising, presenting an exciting opportunity for a buyer to put their own stamp on it and create a home tailored to their taste.

On entering, you are greeted by a useful utility room providing valuable storage or flexible space to be used however required. Stairs lead up to the main accommodation, where a front balcony allows natural light to flood into the hallway. The flat features a large living room, a kitchen with plenty of storage, two well proportioned bedrooms and a bathroom.

Outside is where this property truly stands out. It boasts a large garden, an exceptional feature for a flat, which offers fantastic potential to be landscaped and transformed to maximise the full space available.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide Price £125,000

Location

The property is situated within walking distance to the centre of Helston, supermarket and Primary school. Helston is famed for its 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. The modern town and the surrounding nearby areas now boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. Helston also enjoys a leisure centre with a swimming pool and large gym and many amenity areas including the Coronation Boating Lake and the beautiful National Trust Penrose Estate offering a host of woodland walks. Helston is widely regarded as the gateway to the stunning Lizard Peninsula and is within a 10 minute drive of the thriving harbour and coastline at Porthleven offering an array of shops and good quality restaurants as well as world class surf. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

Accommodation

Entrance Porch

Utility Room

Stairs to Landing

Door to front balcony

Living Room

Kitchen

Bathroom

Bedroom One

Bedroom Two

Outside

A path to the side of the property leads to a larger than average garden which is ready to be landscaped to maximise the space available.

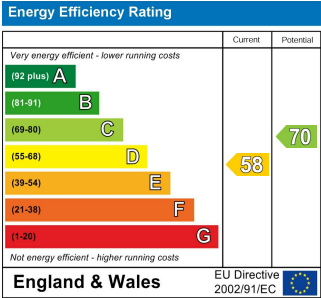
Services

Mains water, electricity, gas and drainage.

Agents Note

Our clients have advised that the pathway is shared with the ground floor flat enabling access to their rear garden.





Lease Information

Our clients have advised that the property will be sold with a new 999 year lease. The current annual service charge for 2025/2026 is £728.38. The current annual cost for Buildings Insurance is £167.12.

Council Tax Band- A**What3Words**

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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

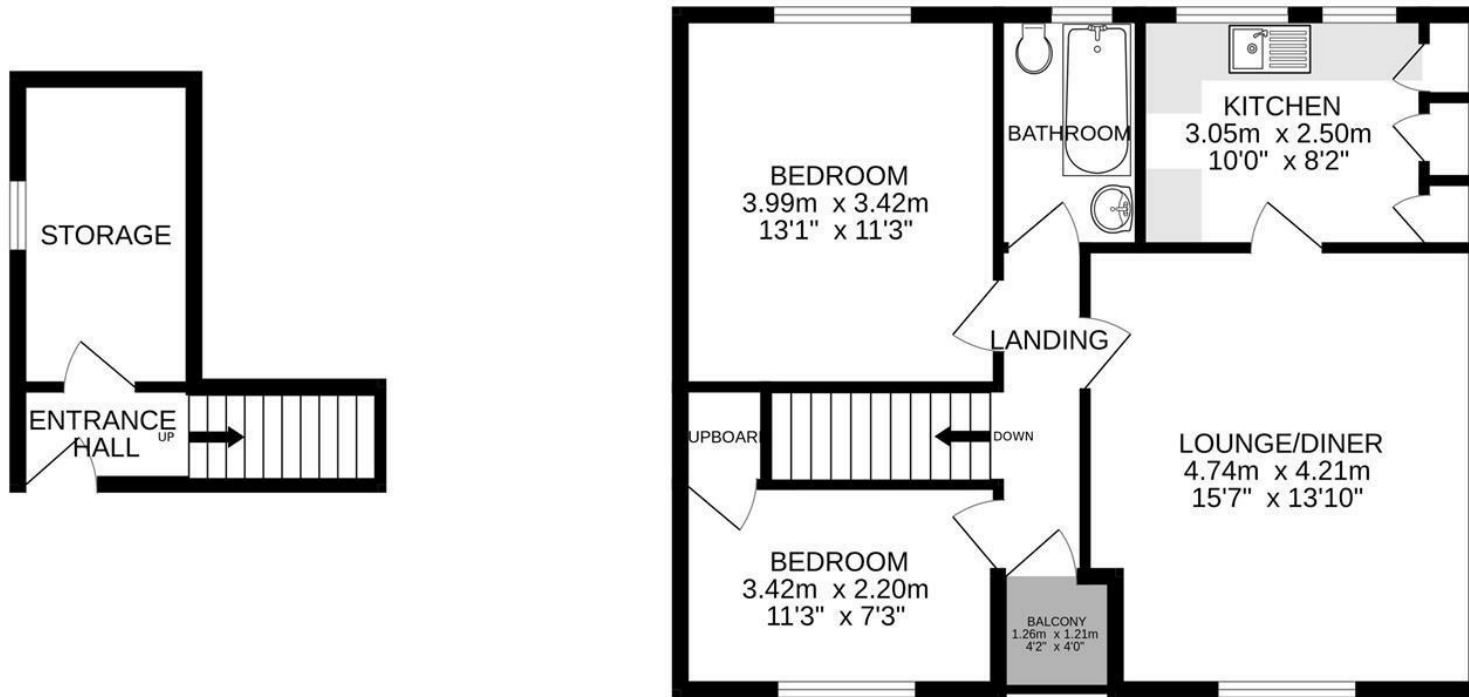
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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
70.7 sq.m. (761 sq.ft.) approx.



TOTAL FLOOR AREA : 70.7 sq.m. (761 sq.ft.) 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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