

26 Loe Valley Road
Helston, TR13 8UR







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Nestled in an incredibly sought after residential area of Helston, this immaculately presented three-bedroom bungalow offers a perfect blend of modern living and stunning rural views. Being sold with no onward chain, this contemporary detached property has been completely renovated throughout, ensuring that it meets the highest standards of comfort and style. Upon entering, you are welcomed into a spacious reception room that exudes warmth and charm, with the addition of a log burner, making it an ideal space for both relaxation and entertaining. The heart of the home is undoubtedly the beautiful modern kitchen, which boasts sleek finishes, well appointed appliances and ample storage, perfect for culinary enthusiasts. The bungalow features three well-proportioned bedrooms, providing plenty of space for family or guests. The thoughtfully designed bathroom complements the modern aesthetic of the home, ensuring convenience and comfort. Surrounding the property, you will find delightful front and rear gardens that enhance the tranquil atmosphere, offering a serene escape to enjoy the natural beauty of the area. The off-road parking accommodates up to two vehicles, and the inclusion of a garage adds further convenience.



The Mather Partnership, Offices in Helston & Hayle
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Guide price - £390000

Location

Loe Valley Road is an exclusive residential area enjoying stunning rural views and access to riverside walks through the Cober Valley. Conveniently placed for access to local amenities to include Parc Eglos Primary School, Helston Community College, the property is also on the town service bus route. The bungalow sits towards the end of the cul-de-sac enjoying a quiet and tucked away spot. Boasting a great size plot with level driveway parking, immaculate accommodation and beautifully landscaped gardens. 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.

Accommodation

Entrance hall
Lounge dining room
Kitchen
Bedroom
Bedroom
Bedroom
Shower room

Outside

The bungalow benefits from well presented gardens to the front and rear. The front is well landscaped with sloping lawn and walled borders. There is access on the sides leading to the rear garden. The landscaped rear garden affords patio areas laid to paving, lawn areas with fence boundaries. Further patio area underneath a pergola to the top of the garden. Space for a timber shed.

Garage & parking

Up and over manual door. Off road parking for two vehicles.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Services

Mains water, electricity, drainage and gas. Freehold tenure.

Council Tax Band D**Anti-Money Laundering Regulations**

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.

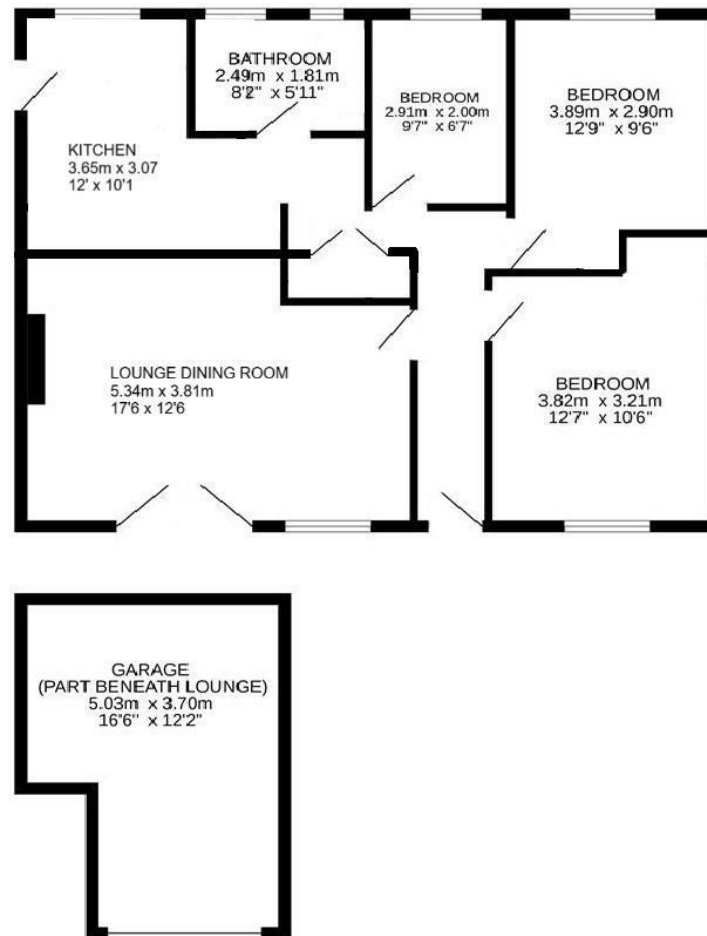
Proof of finances

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/>





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.

