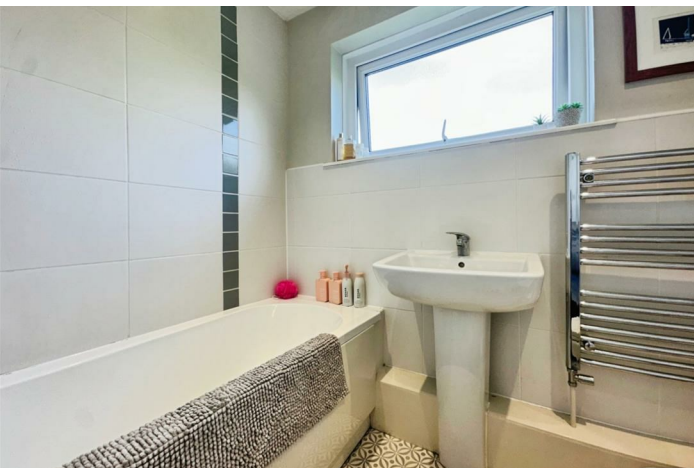


11 Trenance Close
Helston, TR13 8UX







11 Trenance Close Helston, TR13 8UX

Tucked away in a quiet cul-de-sac enjoying lovely countryside views, this three bedroom semi detached home offers comfortable and well-balanced accommodation, ideal for family living. The light and airy living room provides a welcoming space to relax, complete with an open fire creating a warm and cosy atmosphere on a winter's evening. The kitchen/diner offers ample storage and space for a dining table, perfect for gathering together. Patio doors open directly onto the garden, seamlessly blending indoor and outdoor living. Upstairs, there are three well proportioned bedrooms and a family bathroom.

Outside, the enclosed rear garden is mainly laid to lawn with mature shrubs providing colour and privacy, while to the front there is a sheltered lawn area and driveway parking for two vehicles.



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

Guide Price £285,000

Location

Trenance Close is a highly regarded residential area within Helston and this property enjoys a particularly nice location within the development enjoying an open rural view. There is nearby access to beautiful countryside walks and the property is conveniently situated on the town bus service route which includes stops at Tesco as well as the Town Centre. 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. This 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
Living Room

Kitchen/Diner
Stairs to Landing
Bathroom
Bedroom One
Bedroom Two
Bedroom Three

Outside

The enclosed rear garden is mainly laid to lawn, complemented by mature shrubs that add both colour and privacy, creating a lovely outdoor space for relaxation or play. To the front, a sheltered lawn area provides an additional spot to enjoy the sunshine and enhances the property's kerb appeal.

Garage

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

Parking

Driveway providing off road parking for two vehicles.





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			
		63	73
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, drainage and electricity. Gas central heating.

Council Tax Band- C

What3Words

///train.dart.dragonfly

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

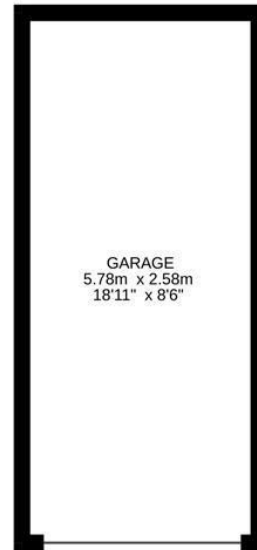
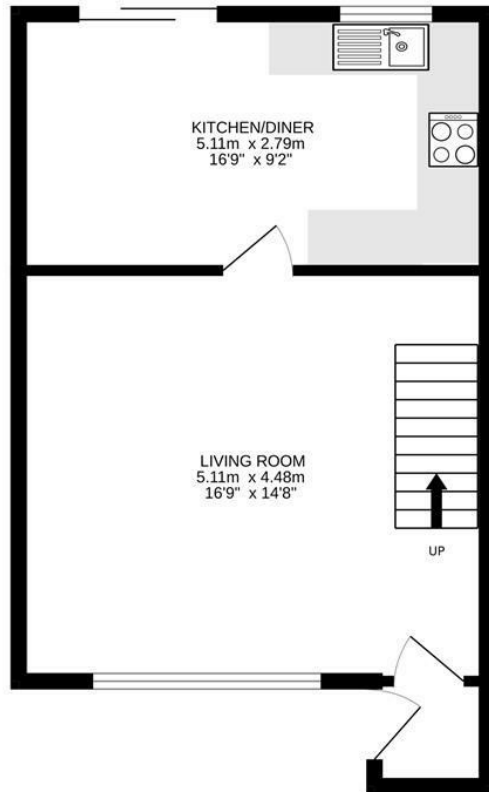
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

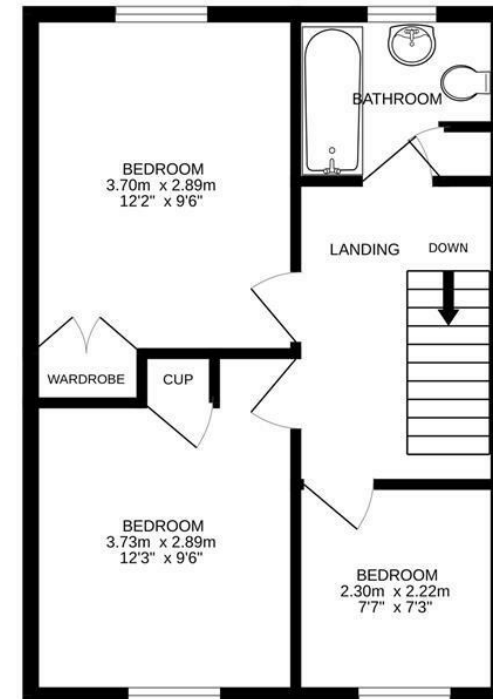
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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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.

