

4 Charles Bassett Close Helston, TR13 8BG







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Ideally located within easy reach of the town centre, doctors' surgery and primary school, this two bedroom terraced house offers excellent potential to create a home tailored to your own style. While some updating would be beneficial, the property provides a fantastic opportunity to add value and put your personal stamp on it.

The ground floor features a generous living room, a spacious kitchen diner and a separate utility room offering practical and versatile living space. Upstairs there are two well proportioned double bedrooms with the main bedroom further enhanced by built in storage along with an easy maintenance wet room.

To the rear an enclosed low maintenance garden provides a private outdoor area ideal for relaxing or entertaining.



The Mather Partnership, Offices in Helston & Hayle
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Guide Price £205,000

Location

Helston is famed for its historic Flora Day celebrations on 8th 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 early morning dance, a favourite of many Helstonians passes this property providing a perfect viewing spot! Helston was granted its charter in 1201 and was originally a thriving port. However, as the river silted up over the years, the port gradually ceased to be. Where the river joined the sea is now Cornwall's largest freshwater lake, separated from the sea by Loe Bar, a long sand bar. The bustling market town hosts a rich mixture of historic buildings of which this home is a fine example.

The modern town and surrounding area boast many Primary Schools. The nearest secondary schools are 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 also within a 10 minute drive of the thriving harbour and coastline at Porthleven which offers 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 Hallway
Living Room
Kitchen/Diner
Utility Room
Stairs to Landing
Wet Room
Separate toilet
Bedroom Two
Bedroom One

Outside

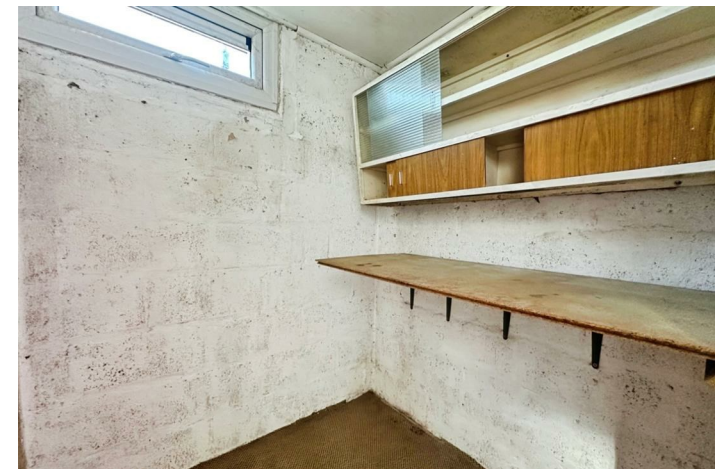
To the rear there is an enclosed low maintenance patioed garden. To the front a path splits a lawn.

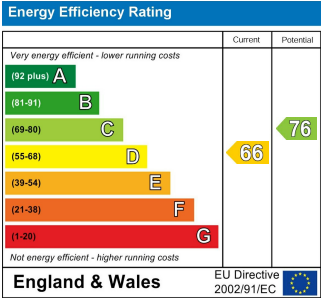
Services

Mains water, drainage, electricity. Gas central heating.

Service Charges

Our client has informed us that the service charge for 2025/2026 is £122.64





Council Tax Band- A

What3Words

///mango.indeed.incisions

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

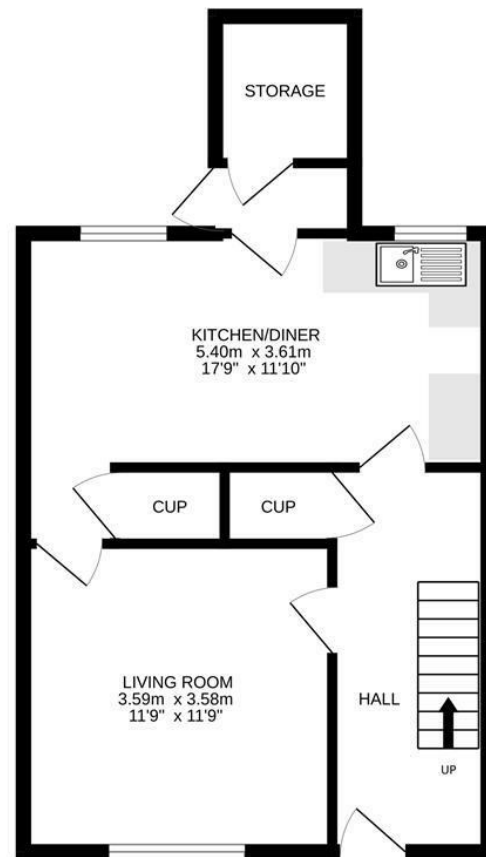
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

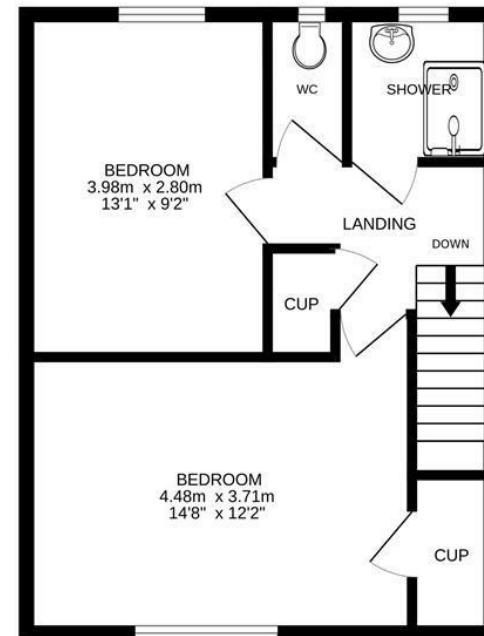
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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