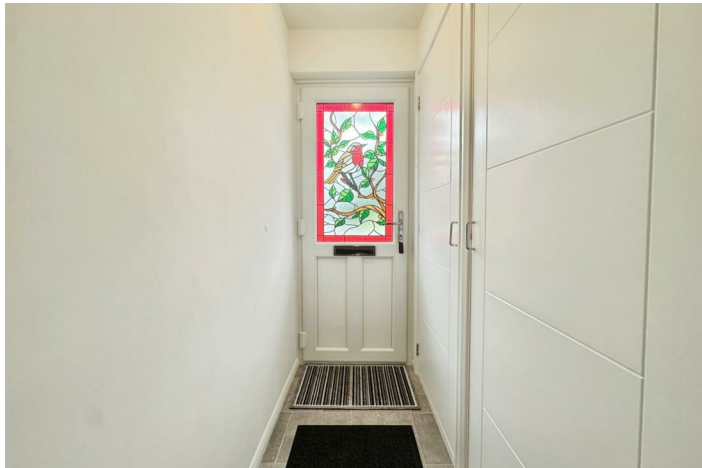


4 Chytroose Close  
Helston, TR13 8UY









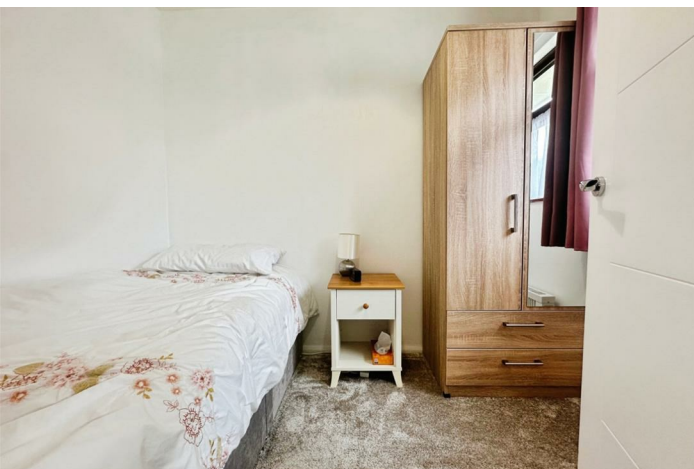


# 4 Chytroose Close Helston, TR13 8UY

This well presented home has been thoughtfully updated throughout, creating a comfortable and modern living space situated on a quiet cul-de-sac. The generous lounge is light and airy, while two well sized bedrooms and a newly fitted contemporary bathroom complete the accommodation.



The kitchen offers good storage and leads to a bright conservatory, overlooking the private rear garden and providing a perfect spot to relax. The property has been fitted with new carpets and vinyl flooring ready for you to move into. Outside, the garden has been designed for ease of maintenance, while to the front there is a driveway and garage, plus an additional gravelled area offering further parking if required.



The Mather Partnership, Offices in Helston & Hayle  
**Tel: 01326 565016 or 01736 804556 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk)**  
**| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**



**Guide Price £260,000**

**Location**

Chytroose Close is a superb location, convenient for access to local amenities including both Primary and Secondary schooling as well as Tesco and being on the town bus route. The property enjoys a level plot with plenty of off road parking and a garage with secluded gardens to the rear with a sunny aspect. 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 Hallway  
Bathroom

Living Room  
Bedroom Two  
Kitchen with new induction hob and double oven  
Bedroom One  
Conservatory

**Garage**

With a new electric roller door and electricity inside it provides a good amount of storage aswell as additional storage in the roof rafters.

**Parking**

Driveway parking for one vehicle.

**Outside**

The rear garden has been beautifully designed with ease of maintenance in mind, featuring gravelled areas, raised flowerbeds, and well established planting that adds colour and interest throughout the seasons. A paved pathway leads to a seating area, perfect for enjoying the sunshine, while the enclosed layout provides both privacy and security.







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		
	41	79
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		



### Services

Mains water, drainage and electricity. Gas is connected to the property.

### Council Tax Band- B

### What3Words

///washroom.unleashed.former

### Anti Money Laundering Regulations – Purchasers

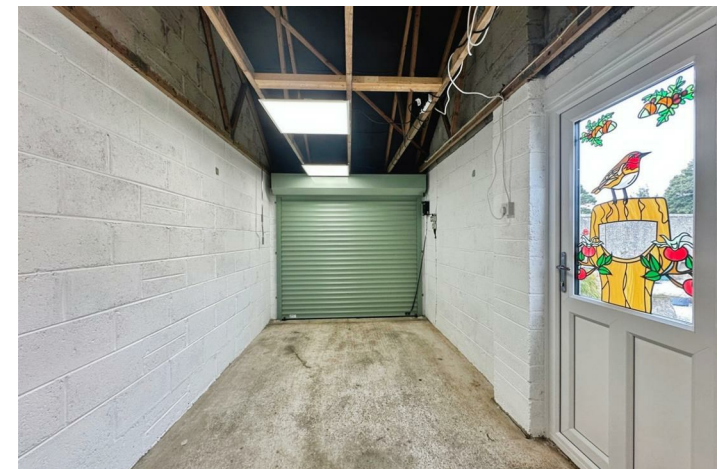
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### 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.

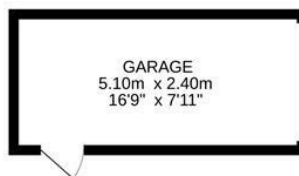
### Broadband & Mobile Phone Coverage

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.



