



139 Hellis Wartha
Helston, TR13 8WF







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Situated on a quiet private road near the market town of Helston and a range of local amenities, this spacious 3-bedroom dormer link-detached bungalow offers fantastic potential to create your ideal home. Featuring a flexible layout, a bright conservatory, and a generous rear garden ready for personalisation, the property is perfect for families, downsizers, or buyers looking to add their own stamp. With off-road parking and a peaceful setting, it combines comfort, convenience, and opportunity in a sought-after location.



The Mather Partnership, Offices in Helston & Hayle
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Guide price £370,000

Location

Hellis Wartha is a desirable residential area within the town and is perfectly placed to access the town centre and surrounding amenities. The property is adjacent to the local play park - ideal for those with children. Helston and the 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 other facilities 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

Utility room

Bedroom 3.66m x 3.10m

Shower room

Kitchen/Diner 4.67m x 2.59m

Lounge 4.37m x 4.22m

Conservatory

Bedroom 4.34m x 2.74m

Bedroom 4.32m x 3.00m

Family Bathroom

Garage

There is a single garage which links to the neighbouring property.

Parking

There is ample parking to the front of the property on a driveway.

Outside

There is a garden to the rear of the property which is ready to put your own stamp on this.

Services

Mains Water, Gas, Drainage and Electricity.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(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		

Agents Note

Please note that there is a private road shared between 2 other properties.

Council Tax Band- C**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

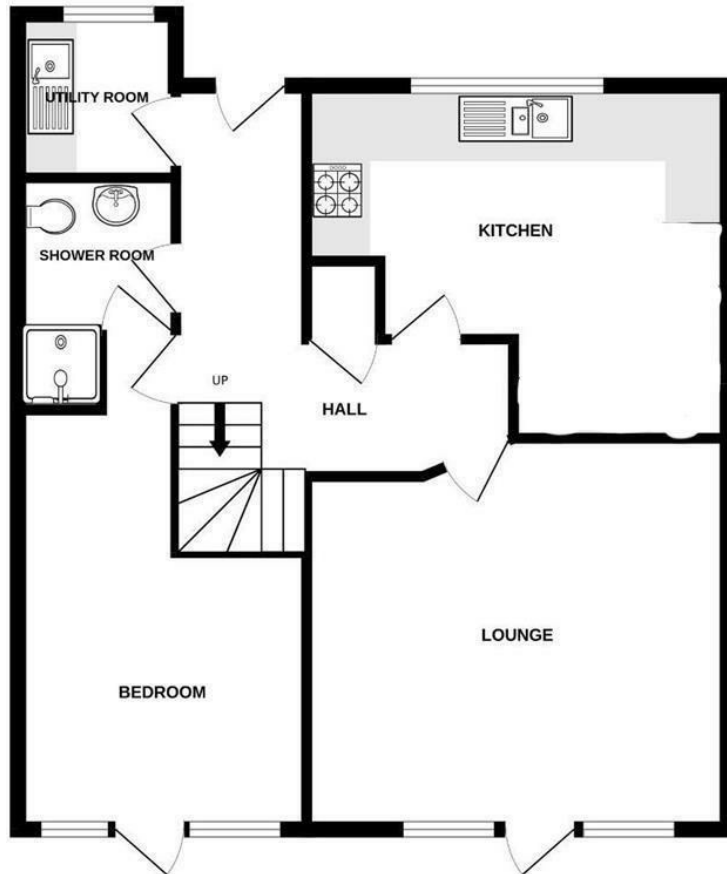
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

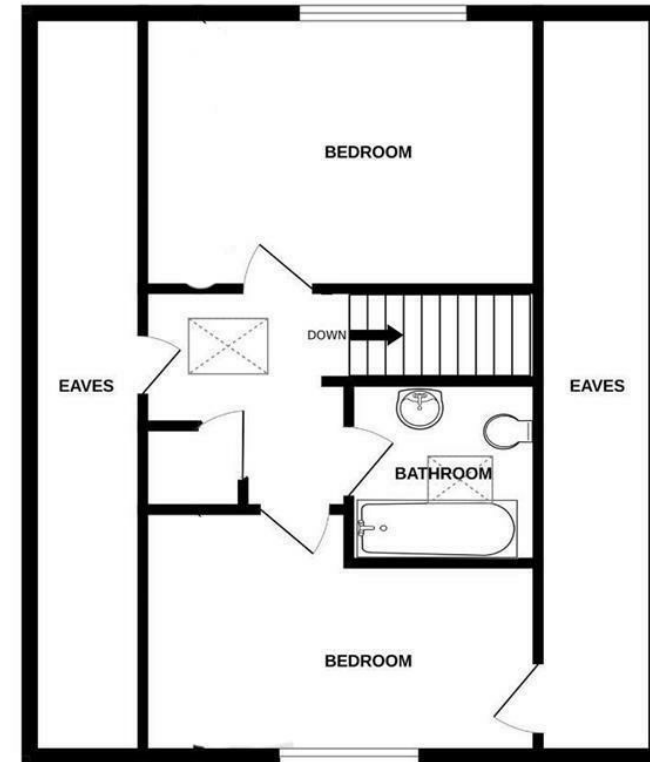
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 sq.m.) 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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