

9 Trenethick Close  
Helston, TR13 8LQ











# 9 Trenethick Close Helston, TR13 8LQ

Nestled in the sought-after location of Trenethick Close, this detached three-bedroom bungalow presents a fantastic opportunity for those looking to create their dream home. Boasting a spacious reception room, kitchen and a shower room, this property offers ample space for comfortable living. Although in need of modernisation, this bungalow offers a tremendous amount of potential. The good-sized gardens provide a blank canvas for landscaping enthusiasts, while the off-road parking and garage offer convenience and practicality. Sold with no onward chain, the property is situated within walking distance to the town centre, residents can enjoy easy access to amenities, shops, and local attractions. Don't miss out on the chance to transform this bungalow into a stunning residence that perfectly suits your lifestyle. Embrace the opportunity to create a cosy and welcoming home in this charming corner of Helston.



The Mather Partnership, Offices in Helston & Hayle  
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**Guide price - £315,000**

**Location**

The bungalow is situated in the quiet and sought after cul de sac of Trenethick Close in Helston. Helston is famed for it's historic Flora Day celebrations on May 8th 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 modern town and the surrounding nearby areas now boast many Primary Schools with the nearest Secondary Schools being 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.

**Accommodation**

Entrance hall  
Living room  
Kitchen

Bedroom  
Bedroom  
Bedroom  
Shower room  
Separate WC

**Garden**

The property benefits from front and rear gardens, with the front garden affording planted beds with a range of shrubs, bushes and flowers. There is access on both sides leading to the rear garden. The garden to the rear elevation is a good size, with large lawn areas, mature hedges and boundaries, as well as ample space for those looking to have some planted/veg beds.

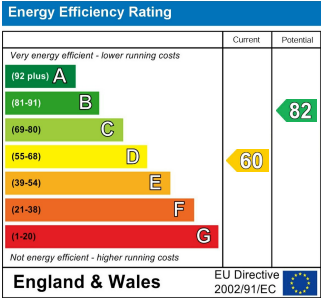
**Garage**

Good size garage, with a manual up and over front door. There is a pedestrian door to the rear opening to the garden. Power and light.

**Council Tax - Band D**









### Services

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

### 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/>

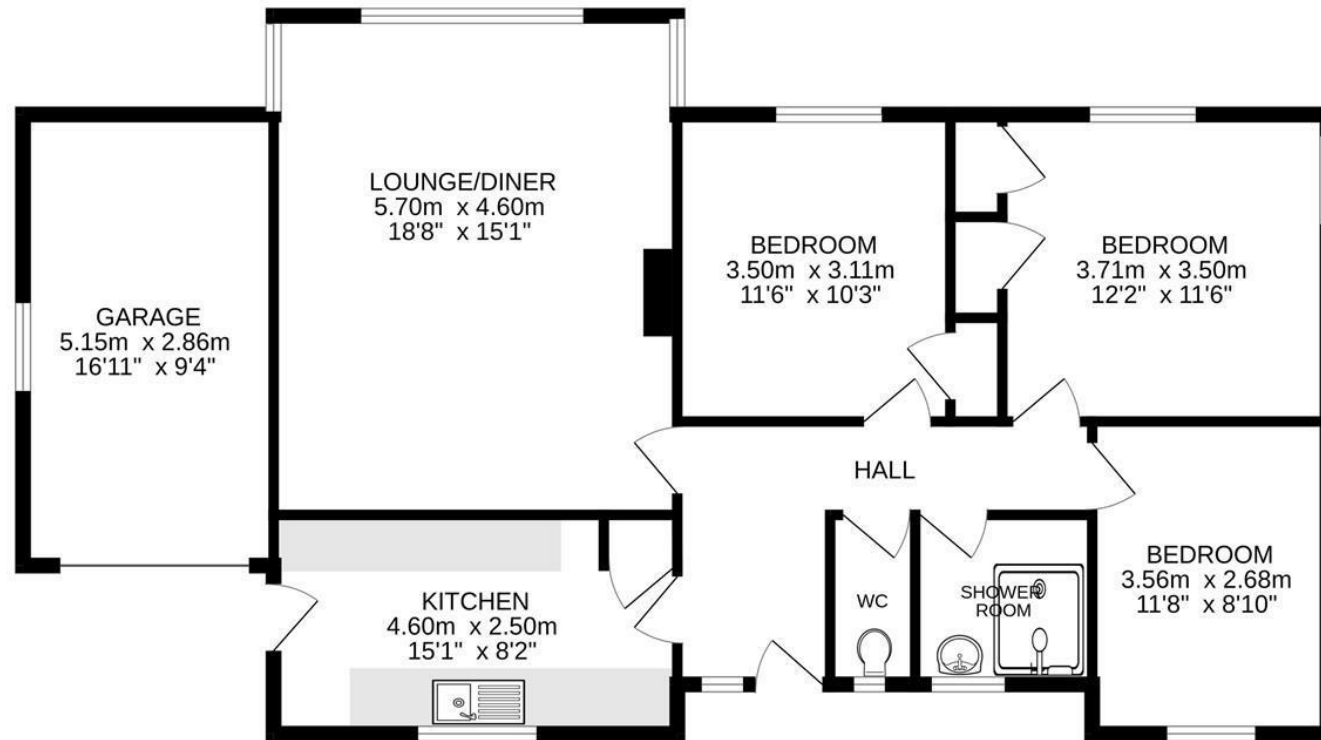
### What3Words

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## 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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