

13 Castle Green
Helston, TR13 8EY







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Located in the heart of the historic market town of Helston, this charming 2-bedroom property offers character, convenience, and access to some of Cornwall's most beautiful green spaces. Just a short stroll from the scenic Coronation Park and the picturesque Penrose Estate, it's perfectly positioned for those who enjoy both nature and a strong sense of community.

The home features two well-proportioned bedrooms, a comfortable living space, and an outhouse offering additional storage or potential for a workshop or hobby room. Full of traditional character, the property is also just moments from Helston's vibrant high street, with its selection of independent shops, cafes, and amenities.

Whether you're looking for a cosy permanent home, a holiday retreat, or an investment in a thriving Cornish town, this property is perfect for you.



The Mather Partnership, Offices in Helston & Hayle
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Offers In Excess - £215,600

Location

Helston is famed for it's historic Flora Day celebrations on 8 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 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. Helston is widely regarded as the gateway to the stunning Lizard Peninsula and is within a 10 minute drive of the thriving harbour and coastline at Porthleven offering 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

Living room 2.47m X 3.50m

Kitchen/Diner 3.51m x 3.47M

Bedroom 2.47m x 3.05m

Bathroom

Bedroom 2.07m x 2.7m

Parking

There is no allocated parking, however there is a public car park adjacent to the property. Our client has informed us that you are able to obtain a resident parking permit.

Outside

There is a gravel garden to the front and outside store room with Electricity and Water.

Services

Mains Water, Electricity and Drainage. Electric heating.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(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	

Rights of Way

Our client has advised us that there is a right of way over the path to the rear of the residence in favour of neighbouring properties.

Council Tax Band- B**What3Words**

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Anti Money Laundering Regulations – Purchasers

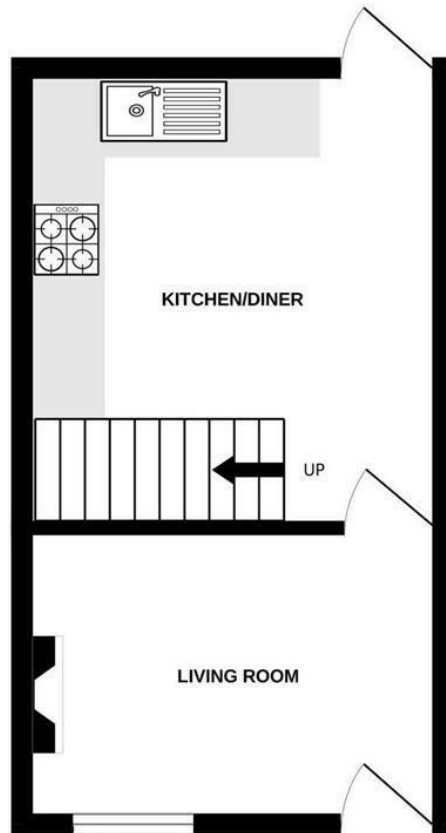
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

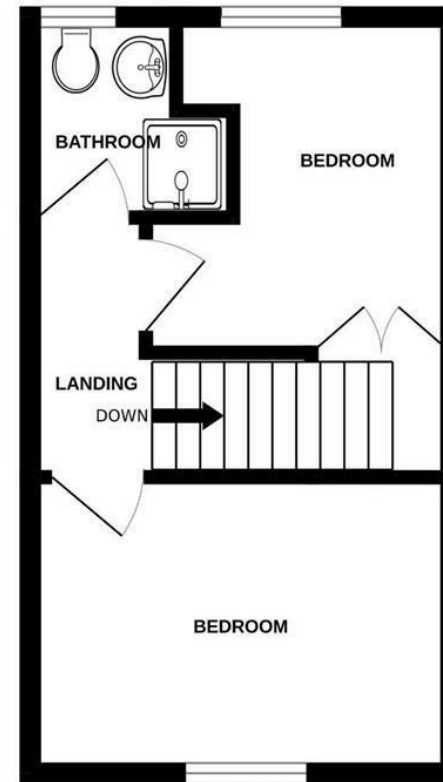
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR
235 sq.ft. (21.8 sq.m.) approx.



1ST FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 472 sq.ft. (43.9 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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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.

