



21 Park An Fenten  
Helston, TR13 0FJ







# 21 Park An Fenten Helston, TR13 0FJ

This modern three bedroom semi detached home is situated on a popular and sought after estate, offering contemporary living throughout. Finished to a high standard, the property is ready for someone to move straight in and enjoy. The light and airy living room features patio doors that open directly onto the garden, while the stylish kitchen diner provides an ideal space for social occasions, complete with attractive stone worktops.

Upstairs, there are three double bedrooms, with the master bedroom further enhanced by its own ensuite. A well appointed family bathroom completes the first floor.

Outside, the enclosed rear garden has been recently landscaped with low maintenance living in mind, creating a welcoming space to relax and unwind.



The Mather Partnership, Offices in Helston & Hayle  
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**Guide Price £310,000****Location**

Park an Fenten is a desirable residential area within the town and is perfectly placed to access the town centre and surrounding amenities. The property backs onto an area of green - ideal for those with dogs or 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 Hallway  
Kitchen/Diner  
Living Room  
Stairs to Landing

Bedroom Three

Bedroom Two

Family Bathroom

Bedroom One with Ensuite

**Garage**

providing a good amount of storage with electricity inside.

**Parking**

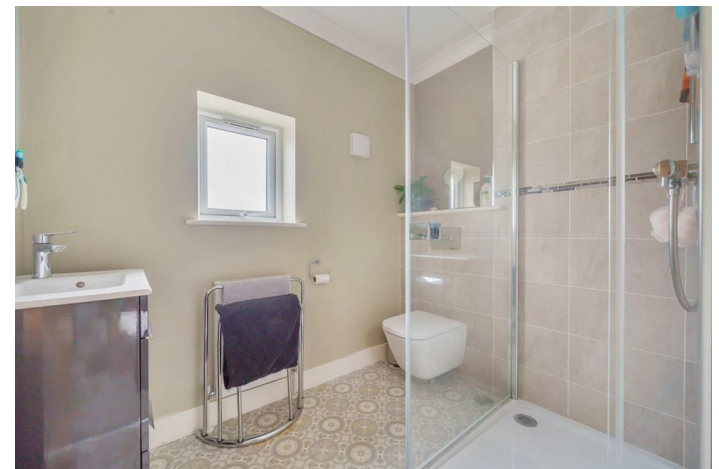
Driveway providing off road parking for one vehicle

**Outside**

The property benefits from an enclosed rear garden featuring a raised patio area, perfect for outdoor seating and entertaining. Steps lead down to a low maintenance garden area, attractively bordered by mature shrubs that provide colour, privacy and a pleasant, established feel. This well designed space offers an ideal setting for relaxing and enjoying the outdoors with minimal upkeep.

**Services**

Mains water, drainage and electricity. Gas central heating.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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 <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	

**Service Charges**

Our client has informed us that the annual service charge for 2024-2025 was £183.76. This is subject to change.

**New Build Guarantee**

The property will benefit from the remainder of a 10 year LABC Warranty starting in 2020.

**Council Tax Band- D****What3Words**

///corrosive.shuttling.handover

**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**

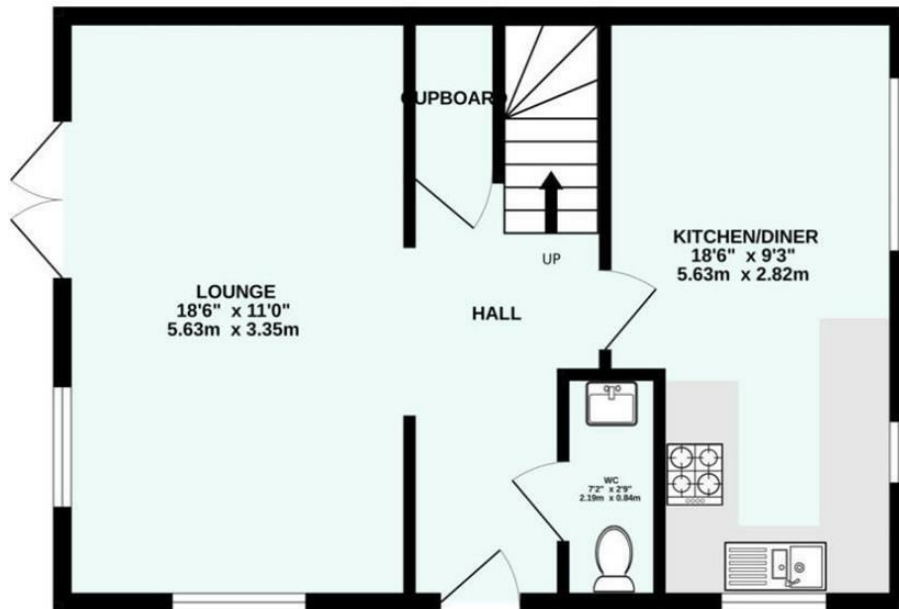
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**Broadband & Mobile Phone Coverage**

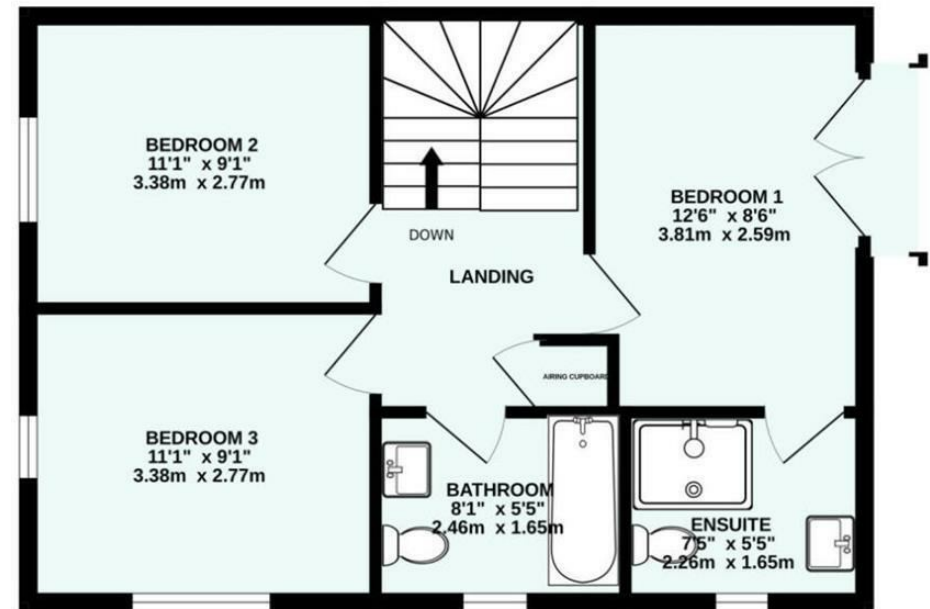
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.

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