

6 Jubilee Terrace
Helston, TR13 8JB



MATHER
PARTNERSHIP





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Situated on Jubilee Terrace within walking distance to the centre of Helston, this terraced family home presents an excellent opportunity for first-time buyers seeking a property with potential. Boasting three well-proportioned bedrooms, this mid-terrace residence offers ample space for a growing family or those looking to establish a comfortable living environment. The property is conveniently located just a short distance from the vibrant centre of Helston, providing easy access to local amenities, shops, and schools. The good-sized gardens surrounding the home offer a delightful outdoor space, perfect for enjoying the fresh air or hosting gatherings with family and friends. While the house may require some modernising, this presents a wonderful chance for new owners to put their personal touch on the property and create a home that truly reflects their style and needs. With its promising features and prime location, this is a fantastic prospect for anyone looking to invest in a property in Helston. Don't miss the opportunity to make this house your home.



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Guide price - £225,000

Location

Being within close proximity to local supermarkets and the town centre this property offers a convenient location on the outskirts of 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 dining room
Bedroom
Bedroom
Bathroom

Bedroom
Bedroom
Bathroom

Parking

The property benefits from parking in front of the terrace, it is not allocated and is available on a first come first serve basis.

Outside

The property benefits from good size gardens to the front and rear elevation. To the front is a lawn area with stone wall to the boundaries. The rear garden is a great asset to the property, and provides a patio area leading to a spacious lawn area with well defined boundaries.

Services

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

Rights of Way

Our client has informed us that they share the pedestrian access (through the tunnel) with the neighbouring property, allowing each to access the respective gardens.





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			
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	

Council Tax Band- A

What3Words

///inflation.explains.arming

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

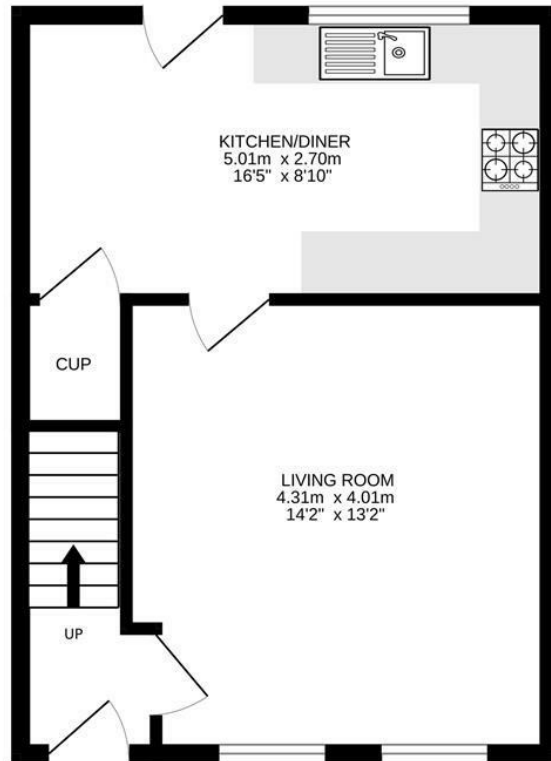
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

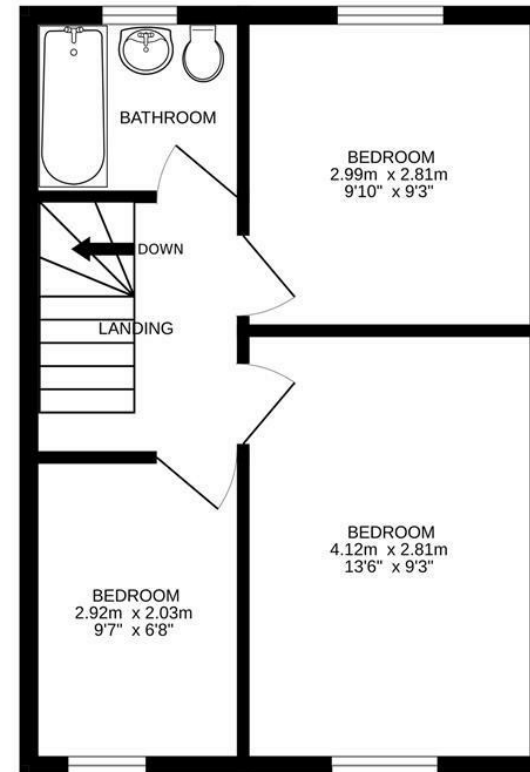
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST 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.

