



A very well presented three bedroom detached house with large enclosed rear garden, located on the edge of Helston town in a popular residential area. The property also benefits from an attached garage, well maintained gardens and driveway parking. Potential to extend (subject to planning permission) Freehold. Council Tax Band C. EPC C72.



THE PROPERTY

Located at the end of a cul de sac, in a highly regarded residential area, close to Rowe's Lane, ideal for walks straight from the house. The stand out feature for this property is the size of the rear garden, it has a patio area and is mainly lawn with fruit trees and some flowering borders. Garden shed. The property is perfect for families or someone who enjoys gardening.

On the ground floor is a cloakroom, kitchen with space for dining table and chairs, a good size living room which overlooks the enclosed rear garden. On the first floor are three bedrooms, a family bathroom and an airing cupboard.

The property was built in 2002 of block construction and has concrete tiles on the roof. Also benefitting from double glazing and gas central heating. Our vendor has owned the property from new.

LOCATION

Forth Gwedhen is a sought after residential area, located on the outskirts of the town. The historic market town of Helston stands at the gateway of the Lizard Peninsula which is Britain's most southerly point, which gives access to some of the most dramatic coastal scenery and beaches the UK has to offer. The coastal and inland villages are most picturesque which add to the overall charm of this delightful and highly regarded peninsula. Helston has an eclectic array of individual shops, well regarded schools (both primary and secondary) sports centre, doctor's surgeries, pharmacies and a cinema. The area boasts some outstanding walks and scenery nearby, eg Helston's boating lake through the National Trust land towards the outstanding Loe Pool and Loe Bar with the sea nearby.

COUNCIL TAX BAND C

EPC TBC

TENURE - FREEHOLD

SERVICES

Mains water, mains electric, mains gas, mains drainage. According to Ofcom.org Standard and ultrafast broadband are available and mobile coverage likely through O2. Possible 5G coverage through EE and Three. According to Uswitch download speed is 72Mbps.

ACCOMMODATION IN DETAIL

(ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE)

Double glazed door leads to the:

Entrance Hallway

Doors to cloakroom, kitchen/diner, living room and stairs lead to the first floor. Electric consumer unit. Radiator. Ceiling light. Smoke alarm.

Cloakroom

A low level WC and wash hand basin. Double glazed obscured window to the front. Radiator. Ceiling light.

Kitchen 11'4" x 10'3" (3.45m x 3.12m)

A spacious kitchen with space for dining room table and chairs. A selection of wooden base and wall units with marble effect work surfaces and tiled splashbacks. A gas hob with extractor fan above and electric oven below. Space for washing machine and fridge/freezer. Strip light and ceiling light. Tiled floor. Radiator. Double glazed window to the front.

Living Room 16'10" x 12'9" (5.13m x 3.89m)

Double glazed window overlooking the enclosed rear garden. Door to garden. Door to understairs storage cupboard. Radiator. TV point. Two ceiling lights.

Landing

Doors to three bedrooms, the family bathroom and an airing cupboard.

Bedroom One 11'5" x 9' (3.48m x 2.74m)

Double glazed window to the rear overlooking the garden and fields beyond. Built in wardrobe. Radiator. Ceiling light.

Bedroom Two 10'6" x 9'3" (3.20m x 2.82m)

Double glazed window to the front. Radiator. Ceiling light.

Bedroom Three 7'10" x 7'6" (2.39m x 2.29m)

Double glazed window to the rear overlooking the garden and fields beyond. Radiator. Ceiling light.

Bathroom

A panelled bath with shower attachment and tiled surround. Low level WC, pedestal wash hand basin. Double glazed obscured window to the front. Tiled floor. Extractor fan. Shaver point. Heated towel rail.

Garage 16'3" x 8'4" (4.95m x 2.54m)

An up and over door. Door to the rear garden. Light and power connected.

Agents Note

The above property details should be considered as a general guide only for prospective purchasers, and do not form part of any offer, or contract and should not be relied upon as a statement or representations of fact. Olivers Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and





fittings/equipment. If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

Anti Money Laundering Regulations - Buyers

Please note it is a legal requirement that we require verified ID and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.