



Available for sale for the first time since it was built in 1966. A generously proportioned three double bedroom, two reception room detached house with permission in principal to erect one dwelling at the land adjacent. Conveniently located in Helston town and within walking distance to shops and schools. Parking for several vehicles, an attached garage and gardens. Council Tax Band D. Freehold. EPC F37.



THE PROPERTY

Set in a convenient town location, is this versatile three double bedroom, two reception room detached property which also provides a fantastic development opportunity, with permission in principal to build one dwelling in the garden PA24/06114.

From the spacious entrance hallway, doors lead to the living room with feature fireplace, downstairs bedroom, shower room, kitchen and dining room. Upstairs are two double bedrooms, one with far reaching countryside views.

The property was built by the current owners father and grandfather in 1966. It is constructed of concrete block which has been rendered and painted with concrete tiles on the roof. The property is warmed by electric radiators and further warmed by open fire places in the living room and dining room.

Outside is an attached garage, driveway parking for several vehicles, gardens to front and side with planted areas.

LOCATION

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.

DIRECTIONS

From the Spar shop in Helston, turn into Meneage Street and on the right there is a ramp, you will need to come up the ramp at angle and the property is a bit further on.

TENURE - Freehold

COUNCIL TAX BAND D

EPC F37

SERVICES & MATERIAL INFORMATION

Mains water, mains electricity, mains drainage. For mobile and broadband coverage please visit Ofcom.org. The property is not located in a flood risk. There is permission in principal for the erection of a single dwelling adjacent to Mebyon Kernow. The property has a shared driveway which accesses a neighbouring property and garage.

THE ACCOMMODATION COMPRISES

ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE

Porch

Double glazed window to the front.

Entrance Hallway

A generous hallway with stairs leading to the first floor. Doors lead to the living room, downstairs bedroom, shower room, kitchen and dining room. Door to airing cupboard housing the hot water tank. Wall mounted electric radiator. Door to the rear.

Living Room 15'11" x 10'9" (4.85m x 3.28m)

A feature fireplace with tiled hearth and surround. Ceiling and wall lights. Wall mounted electric radiator. Door to the downstairs bedroom. Double glazed window to the front.

Downstairs Bedroom Three 11'11" x 10'1" (3.63m x 3.07m)

Doors to living room and hallway. Wall mounted electric radiator. Ceiling light. Double glazed window the side.

Shower Room

A shower cubicle with electric shower and tiled surround. Low level WC, pedestal wash hand basin with mixer tap. Wall mounted electric heater. Double glazed window to the rear.

Dining Room 13'11" x 12' max (4.24m x 3.66m max)

A feature fireplace with tiled hearth and surround. Wall

mounted electric radiator. Ceiling light. Telephone socket. TV aerial point. Serving hatch to the kitchen. Double glazed window to the front overlooking the garden.

Kitchen 9'11" x 9'7" (3.02m x 2.92m)

A selection of base units with granite effect work surfaces and tiled splash backs. Stainless steel sink and drainer. The white goods are included in the sale. Wall mounted hot water cylinder. Larder cupboard. Two double glazed windows to the side and rear. Consumer unit.

First Floor Landing

Door to eaves storage. Doors to two bedrooms.

Bedroom One 15'11" x 10'11" (4.85m x 3.33m)

Double glazed window to the side with far reaching countryside views. Wall mounted electric radiator. Ceiling light. Door to built in cupboard. Door to eaves loft space.

Bedroom Two 14'1" x 10'11" (4.29m x 3.33m)

Double glazed window to the side. Chimney stack. Three doors to storage areas. Wall mounted electric radiator. Ceiling lights.

Garage 19'1" x 9'2" (5.82m x 2.79m)

Up and over door.

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.