



**1 Broad Walk, Helston, TR13 0DJ**

**£215,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



# 1 Broad Walk

- ATTRACTIVE END OF TERRACE PROPERTY
- CONVENIENT LOCATION IN POPULAR RESIDENTIAL AREA
- RURAL VIEWS
- ENCLOSED REAR GARDEN
- GARAGE LOCATED IN NEARBY BLOCK
- FREEHOLD
- COUNCIL TAX BAND
- EPC - D 59

SPACE, VIEWS AND A GREAT FAMILY SETTING!

This attractive 3-bedroom end-of-terrace home offers a bright dual-aspect living space, enclosed garden, garage, and lovely rural views from every bedroom. Set in a popular area near schools, green spaces and riverside walks – it's ideal for growing families or first-time buyers.

**THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

Door, with side screen, to hallway.

## HALLWAY

A spacious hallway with night storage heater, stairs rising to the first floor and doors to kitchen and lounge/diner.

**LOUNGE/DINER 23' x 11'4" max reduced to 8'3" min**  
(7.01m x 3.45m max reduced to 2.51m min)

A lovely large, dual aspect room perfect for families with plenty of space to relax and dine. With two night storage heaters and windows to both front and rear.











#### **KITCHEN 10'7" x 8'8" (3.23m x 2.64m )**

A contemporary style kitchen offering base and wall units with rolltop work surfaces over, one and half bowl composite sink and drainer with mixer tap, fitted electric oven with ceramic hob over with filter and light above. Space and plumbing for washing machine and space and point for fridge/freezer, understairs storage cupboard. Door to rear garden and window to rear overlooking the garden.

#### **FIRST FLOOR LANDING**

With night storage heater, airing cupboard, loft access and doors to various rooms.

#### **BEDROOM ONE 11'5" x 11' (3.48m x 3.35m )**

With window to front offering rural views across surrounding properties.

#### **BEDROOM TWO 11'3" x 9'8" (3.43m x 2.95m)**

With window to rear overlooking the garden and offering rural views across surrounding properties.

#### **BEDROOM THREE 8'6" x 6'3" (2.59m x 1.91m )**

With window to front offering rural views across surrounding properties.

#### **BATHROOM 7'5" x 5'6" (2.26m x 1.68m)**

With suite comprising a bath with tiled surround and Triton Enrich electric shower over, pedestal wash handbasin and low level W.C., window to rear and extractor.



## OUTSIDE

The garden lies to the rear of the property and is enclosed offering a patio seating area, a low maintenance gravelled area and a lawn area, enclosed by fencing and walling. With pedestrian access gate to the side. The garden offers a safe area for children and pets. To the front of the property is a small patio seating area overlooking the communal green and enjoying a rural outlook.

## GARAGE

Single garage with up and over door and parking space to the front.

## AGENTS NOTE

There is an additional area of ground adjacent to the rear garden wall which our clients inform us is within the curtilage of their ownership. They have not enclosed this within their garden boundary but a buyer could do so if they wished to increase the size of their garden.

## AGENTS NOTE TWO

The property is of the Carey timber frame style of construction which is not mortgageable by all lenders. Prospective purchasers must check with their mortgage broker for suitability.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Council Tax Band B.







#### **MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

#### **DIRECTIONS**

From Helston town centre proceed up Wendron Street and along Godolphin Road and at the end of the one way system turn left into Station Road. Proceed to the top of the hill and at the mini roundabout turn left and immediately right into Belmont Road. Proceed down the hill where you will take a right hand turning into Carey Parc. Proceed along this road and bear to your right rising up the hill follow this road along for a short distance and park near the first garage block on the left hand side. Proceed down the pedestrian walkway where you will see a green - the property at the top of the row rising up the left hand side of the green.

#### **VIEWING**

To view this property, or any other property we are offering for sale, please call the number on the reverse of these details.

#### **ANTI-MONEY LAUNDERING**

We are required by law to ask all purchasers for verified ID prior to instructing a sale

#### **PROOF OF FINANCE - PURCHASERS**

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### **DATE DETAILS PREPARED**

2nd September, 2025.



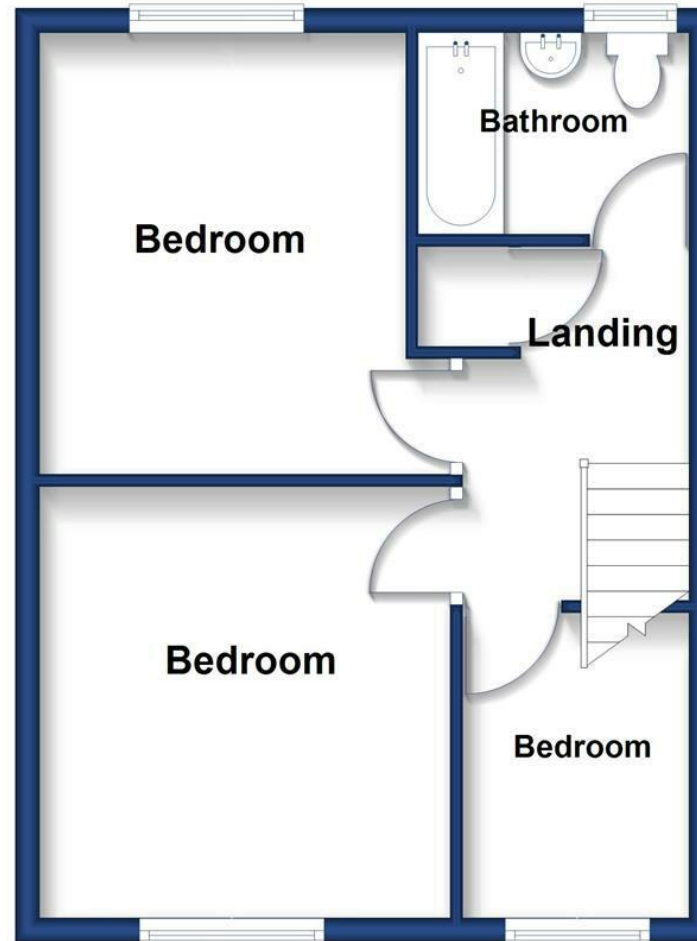
## Ground Floor

Approx. 38.5 sq. metres (414.4 sq. feet)




## First Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



Total area: approx. 77.0 sq. metres (828.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

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