



**35 Pine Close, Clodgy Lane, Helston, TR13 8QG**

**£475,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



## 35 Pine Close, Clodgy Lane

- DETACHED FOUR BEDROOM HOUSE
- POPULAR RESIDENTIAL CUL-DE-SAC
- BEAUTIFULLY PRESENTED
- EN SUITE SHOWER ROOM
- GARAGE & PARKING
- GARDENS TO THE FRONT & REAR
- EPC C71
- FREEHOLD
- COUNCIL TAX E

An opportunity to purchase a detached, four bedroom house in the Cornish market town of Helston.

Situated in the sought after, popular residential cul-de-sac of Pine Close, is this four bedroom, detached family home. The residence, which benefits from mains gas central heating and double glazing is beautifully presented and enjoys gardens to the front and rear.

In brief, the accommodation comprises of a hall, W.C., dining room and completing the ground floor, a kitchen/diner. On the first floor is a bathroom and four bedrooms, the master of which has an en suite shower room. To the front of the property is a driveway which provides parking and leads to an integral garage.

Helston serves as the gateway to the stunning Lizard Peninsula and provides an excellent range of amenities including national retailers, a cinema, leisure centre with indoor swimming pool, and a selection of shops and eateries. The beautiful Penrose Estate links the town to the coast and offers miles of picturesque walks and cycle routes –perfect for enjoying the very best of this beautiful part of Cornwall.











## THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

### DOOR TO

#### HALL

With stairs to the first floor, door to the garage, lounge, kitchen/diner and door to

#### W.C.

Comprising of a close coupled W.C., wall mounted wash basin and frosted window to the front.

### LOUNGE 15'6" x 13'3" (average measurements) (4.72m x 4.04m (average measurements))

With outlook to the front and having a fireplace with hearth and surround housing a gas fire which acts as the focal point for the room. Double doors open to

### DINING ROOM 11'6" x 8'3" (3.51m x 2.51m)

Outlook to the rear garden. Door to

### KITCHEN/DINER

#### DINING AREA 11'6" x 7'6" (average measurements)

Having patio door which opens on to the rear garden and opening to

#### KITCHEN 10'3" x 9'9" (3.12m x 2.97m)

An attractive kitchen comprising working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. An array of built-in appliances include a double oven, dishwasher, fridge freezer, washing machine, hob and hood over. There is an outlook to the rear garden, tiled floor and partially tiled walls.

### STAIRS AND LANDING

With doors to all remaining rooms, access to the loft and an airing cupboard.

#### MASTER BEDROOM 15'6" x 9'9" (4.72m x 2.97m)

With outlook to the rear and side. There is access to the loft and door to



### EN SUITE

Comprising a walk-in shower cubicle with both rain and flexible shower head, W.C. with concealed cistern and a wash basin with mixer tap over and cupboards under. There is access to the eaves storage.

**BEDROOM TWO 12'9" x 10'6" (plus door recess) (3.89m x 3.20m (plus door recess))**

Outlook to the rear garden and having built-in wardrobes.

**BEDROOM THREE 10'6" x 9'6" (plus door recess) (3.20m x 2.90m (plus door recess))**

Having an outlook to the front garden and built-in wardrobes.

**BEDROOM FOUR 8'6" x 8'3" (2.59m x 2.51m )**

Outlook to the rear.

### BATHROOM

Comprising a close coupled W.C., wash basin with mixer tap over and cupboards under and a bath with mixer tap over with shower attachment. There are partially tiled walls and frosted window to the front.

**INTEGRAL GARAGE 19'3" x 9'9" (5.87m x 2.97m)**

Having an electrically remotely operated door and the garage houses the boiler.

### OUTSIDE

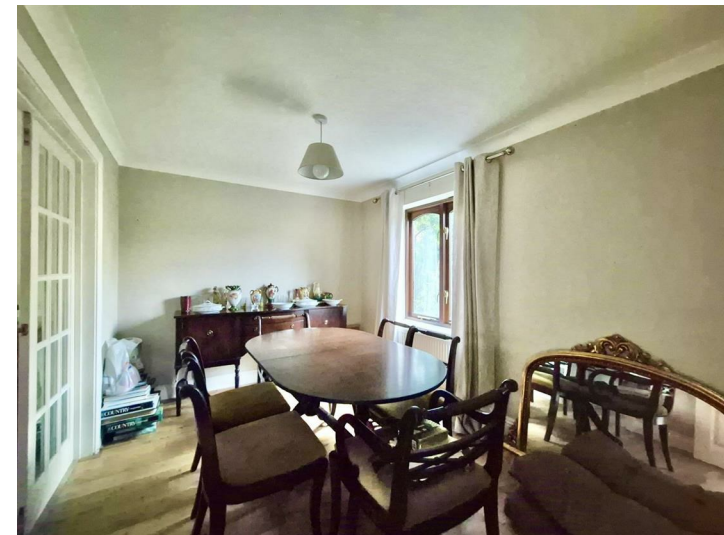
There are gardens to the front and rear, which are laid mainly to lawn, with the rear garden having a pleasant patio area and well established plants and shrubs. To the front of the property a driveway provides parking and leads to a garage.

### WHAT3WORDS

purest.propelled.album

### 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.

#### **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/>

#### **COUNCIL TAX**

Council Tax Band E.

#### **DATE DETAILS PREPARED.**

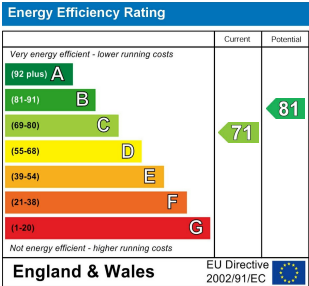
1st December 2025

#### **SERVICES**

Mains water, electricity, drainage and gas.







These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.





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