



**St Anthony Redruth Road, Helston, TR13 8LP**

**£250,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# St Anthony Redruth Road

- THREE BEDROOM SEMI-DETACHED HOUSE
- IDEALLY PLACED FOR THE TOWN'S AMENITIES
- IN NEED OF SOME UPDATING TO REALISE ITS FULL POTENTIAL
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- GARDENS & GARAGE
- FREEHOLD
- COUNCIL TAX C
- EPC D65

A three bedroom semi-detached property, ideally situated for local amenities within the popular market town of Helston.

Although requiring updating to realise its full potential, the property offers an excellent opportunity to create a comfortable family home in this convenient residential location. Further benefits include mains gas central heating and double glazing.

The accommodation, in brief, comprises an entrance hallway, lounge, dining room or second reception room, and a fitted kitchen on the ground floor. To the rear there is a porch leading to a utility room with W.C.

On the first floor are three bedrooms, a shower room, and a separate W.C.

Externally, the property enjoys gardens to both the front and rear, along with the advantage of a garage and off-road parking.

Helston is regarded as the gateway to the Lizard Peninsula, known for its stunning coves, sandy beaches, and rugged coastline. The town itself offers a good range of amenities including national retailers, health centres, a cinema, and a leisure centre with indoor swimming pool. There are well regarded primary schools, a secondary school with sixth form, and a university campus in nearby Penryn, approximately twelve miles away.

**THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**







#### PART GLAZED DOOR TO

#### ENTRANCE HALLWAY

With cloak hanging cupboard and storage. Turning staircase rising to the first floor, further understairs storage cupboard and doors to -

#### LOUNGE 11'11" x 11'10" (3.64 x 3.61)

A pleasant living space featuring a local stone fireplace with timber mantle over, incorporating a gas feature fire (not tested). A bay window to the front aspect enjoys an outlook over the garden, while period details include a picture rail and decorative ceiling rose.

#### DINING ROOM/SECOND RECEPTION ROOM 12'1" x 9'10" (3.69 x 3.02)

A room featuring a generous walk-in bay window to the rear, overlooking the garden. There is a local stone fireplace with timber mantel over (not tested), along with a picture rail and a useful serving hatch through to the kitchen. Further character is added by an ornate ceiling rose

#### KITCHEN 8'7" x 8'5" (2.64 x 2.57)

Comprising a cream high gloss fitted kitchen with butcher block effect worktops, incorporating a one and a half bowl sink and drainer with mixer tap. There is a range of base units and drawers with wall units over, a built-in refrigerator, and space for a cooker. Further features include a serving hatch through to the dining room, a window to the side aspect, and a walk-in larder area. A part glazed door leads through to

#### REAR ENTRANCE AREA

With service door to the side aspect and sliding door to -

#### UTILITY/W.C. 6'6" x 5'4" (1.99 x 1.65)

A useful space with close coupled W.C., wall mounted wash hand basin, plumbing for washing machine, shelving, gas boiler, window to the side aspect, tiling to the walls and floor.

From the entrance hallway a turning staircase rises to -

#### FIRST FLOOR

#### LANDING

With a window at its half landing and doors to -

**BEDROOM ONE 12'11" x 9'9" (narrowing to 8'9") (3.96 x 2.99 (narrowing to 2.67))**

With built-in shelf and hanging space, built-in drawer units, overhead storage cupboard, window to the front aspect and picture rail.

**BEDROOM TWO 9'10" x 9'10" (3 x 3)**

With loft hatch to roof space, period fireplace (not tested), window to the rear aspect overlooking the garden. Picture rail.

**BEDROOM THREE 8'6" x 6'11" (2.6 x 2.13)**

With picture rail and window to the front aspect.

**W.C.**

With close coupled W.C., window to the side aspect, part tiling to the walls, vinyl flooring.

**SHOWER ROOM**

This L-Shaped room has a glazed and tiled walk-in shower cubicle, wash hand basin set into a vanity unit with storage under, further storage and mirror over with light, ladder style drying radiator and tile effect flooring. Storage cupboard with shelves and tiling to the walls.

**OUTSIDE**

To the front of the property there is a garden with lawn and beds as its borders. Pedestrian access leads down the side of the property to

**REAR GARDEN**

With two lawn areas and beds with plants and shrubs as its border.

**PARKING**

Access down the lane to the side of the property and at the rear there is a driveway with parking and a garage.

**GARAGE 15'10" x 8'8" (4.83 x 2.65)**

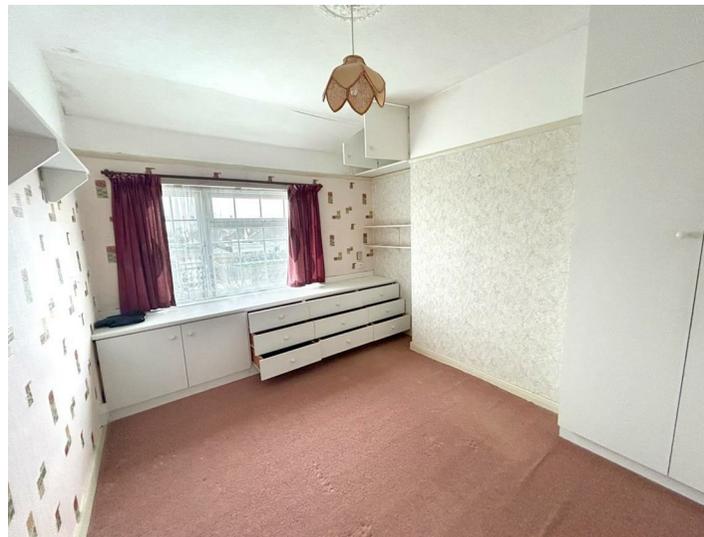
With window to the side aspect and two wooden doors to the front.

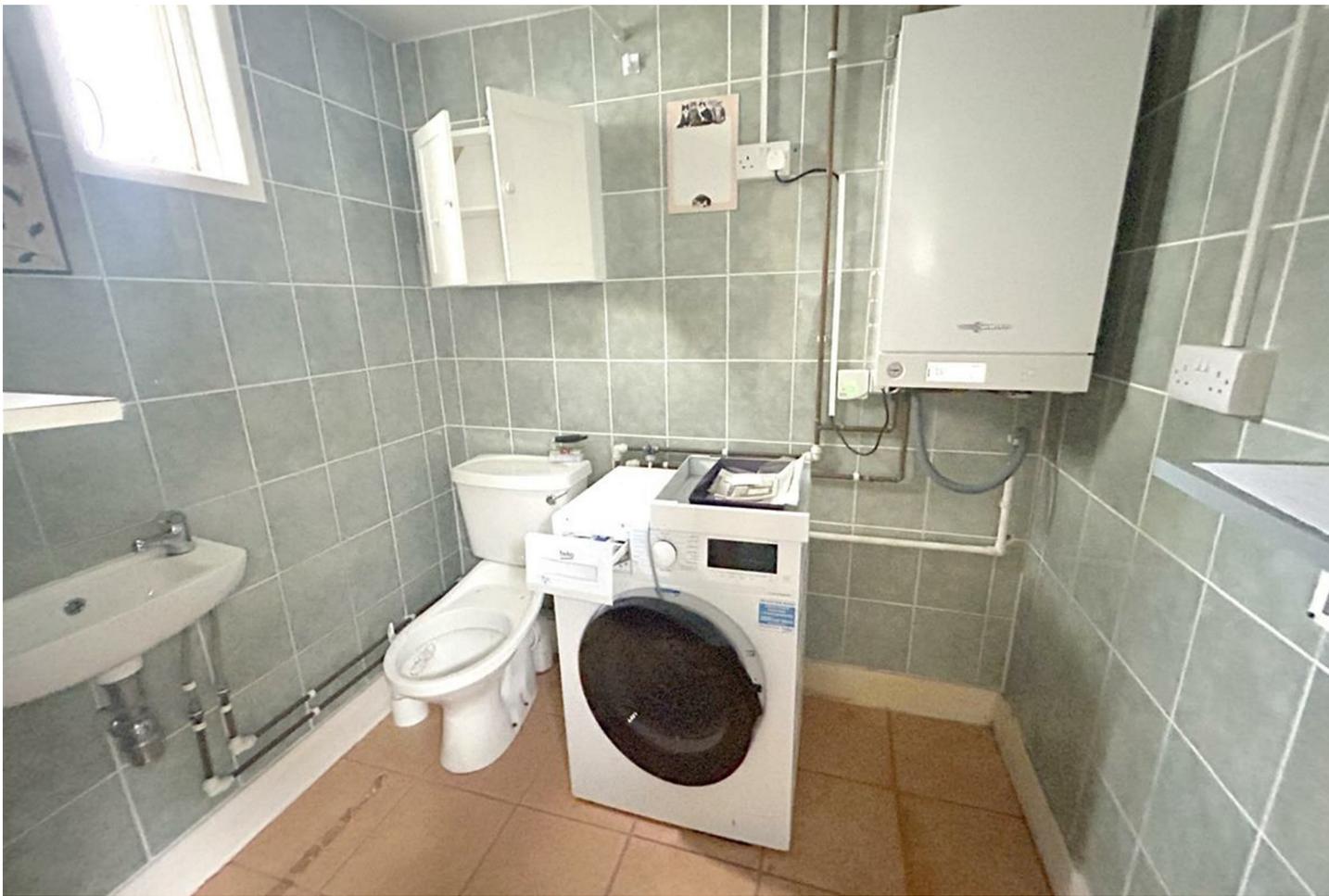
**AGENTS NOTE**

We are currently in receipt of a clear mundic block test.

**SERVICES**

Mains water, electricity, drainage and gas.,





**ANTI-MONEY LAUNDERING**

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

**COUNCIL TAX**

Council Tax Band C.

**DATE DETAILS PREPARED.**

17th March 2026.

**WHAT3WORDS**

machine.seashell.irragate

**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/>

**PROOF OF FINANCE - PURCHASERS**

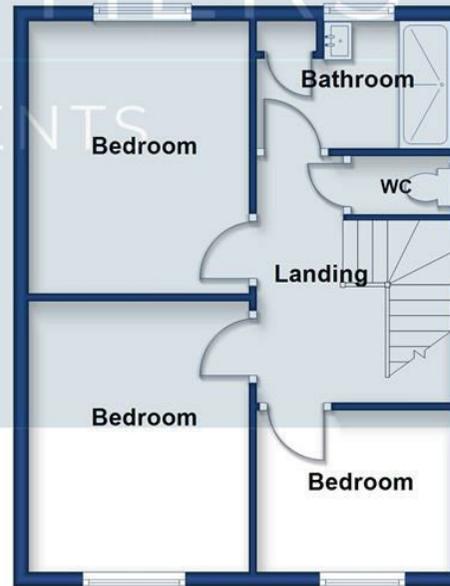
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.



**Ground Floor**  
Approx. 62.8 sq. metres (676.2 sq. feet)



**First Floor**  
Approx. 41.8 sq. metres (450.4 sq. feet)



Total area: approx. 104.7 sq. metres (1126.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 a property or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fixtures and fittings cannot have their accuracy guaranteed for intending purchasers. Lesser 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.



## Christophers Estate Agents

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