

CHRISTOPHERS

ESTATE AGENTS



A semi-detached three bedroom property offering a semi open plan living dining room and conservatory perfect for family life. With well maintained gardens to front and rear and close to town and local amenities.



This lovingly maintained property is conveniently located for local amenities and offers accommodation perfect for families, benefitting from double glazing and mains gas central heating.

The ground floor offers a useful hallway and a semi open-plan lounge/dining room with a sitting room to the front and dining room to the rear adjacent to modern fitted kitchen. Beyond the kitchen is a conservatory, a lovely addition providing for an additional reception room, a wonderful space in which to relax and enjoy looking out on to the garden on a cooler day. To the first floor are three bedrooms with bedrooms one and two both benefitting from an array of fitted storage and a contemporary bathroom with spa bath, the ideal spot in which to unwind after a busy day.

There are fully enclosed gardens to both front and rear which the present vendor has arranged to be attractive but low maintenance with two useful sheds to the rear one of which enjoys power and light and natural light and is currently used as a utility shed and has previously been used as a hobbies room.

Being conveniently located close to town and local amenities including The King George Park, St Michaels Primary School and Helston Medical Centre this would make a super family home.

Helston itself is a bustling market town that stands as a gateway to The Lizard Peninsula which is designated as an area of outstanding natural beauty with many beautiful beaches, coves and cliff top walks. The town has amenities that include, national stores, supermarkets, doctors' surgeries, churches and also many clubs and societies. There are a number of well regarded primary schools, a comprehensive school with sixth form college and a leisure centre with indoor heated pool.

UPVC DOOR WITH SIDE PANEL TO

HALLWAY

With radiator, stairs to the first floor with understairs storage cupboard and doors to kitchen and lounge/dining room.

LOUNGE/DINING ROOM 6.55M X 3.96M NARROWING TO 2.90M (21'6" X 13' NARROWING TO 9'6")

LOUNGE AREA 3.58M X 3.96M (11'9" X 13')

With window to front aspect and coal effect gas fire.

DINING AREA 2.90M X 2.59M (9'6" X 8'6")

With window to the rear into the conservatory, radiator and door to

KITCHEN 3.28M X 2.90M (10'9" X 9'6")

Comprising contemporary style base and wall units, working top surfaces and free standing Canon gas cooker with extractor and light over. Built in appliances include a fridge/freezer, stainless steel sink and drainer with mixer tap, window to the rear, tiled floor and door to

CONSERVATORY 5.33M NARROWING TO 2.67M X 3.51M NARROWING TO 1.68 (17'6" NARROWING TO 8'9" X 11'6" NARROWING TO 5'6")

An irregular shaped room with hard flooring. A lovely, light and spacious triple aspect room overlooking the garden. Door to the outside.

FIRST FLOOR LANDING

A galley style landing with loft access to roof space and doors to bedrooms and bathroom.

BEDROOM ONE 3.58M X 3.12M (11'9" X 10'3")

With window to the front aspect, radiator and extensive range of built in furniture offering an array of storage to include wardrobes, drawers and bedside tables.

BEDROOM TWO 3.35M X 2.59M (11' X 8'6")

With window to the rear overlooking the garden, radiator and built in wardrobes.

BEDROOM THREE 2.63M X 2.37M MAXIMUM MEASUREMENTS (8'7" X 7'9" MAXIMUM MEASUREMENTS)

L shaped room with window to the front aspect.

BATHROOM 2.36M X 1.68M (7'9" X 5'6")

With vinyl floor and tiled walls and suite comprising a spa bath with Triton electric shower over, w.c., wash hand basin in vanity unit and radiator. Obscured window to the rear.

OUTSIDE

The property is accessed via a gate leading to the front garden. The gardens are a real feature of the property having been beautifully maintained by the current owner. The front garden is graveled for ease of maintenance and features beds and borders established with plants shrubs. Pedestrian gate leads to the path to the side of the property where there is a tap. The main gardens are the rear and are graveled for ease of maintenance. There is a patio seating area, beds and borders established with plants and shrubs, two sheds, one of which offers power and light and is currently being utilised as a utility area. The gardens are fully enclosed offering a safe area for children and pets and offers a good degree of privacy.

SERVICES

Mains electricity, gas, water and drainage

VIEWING

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

DIRECTIONS

Proceed down Trengrouse Way and Trelawney Road is the second road on the left hand side. Proceed along this road passing the doctors surgery on your right hand side, continue a little further along the road and you will see the property on your right hand side.

COUNCIL TAX BAND

Band B

MOBILE AND BROADBAND COVERAGE

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/>

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

PROOF OF FUNDS - PURCHASERS

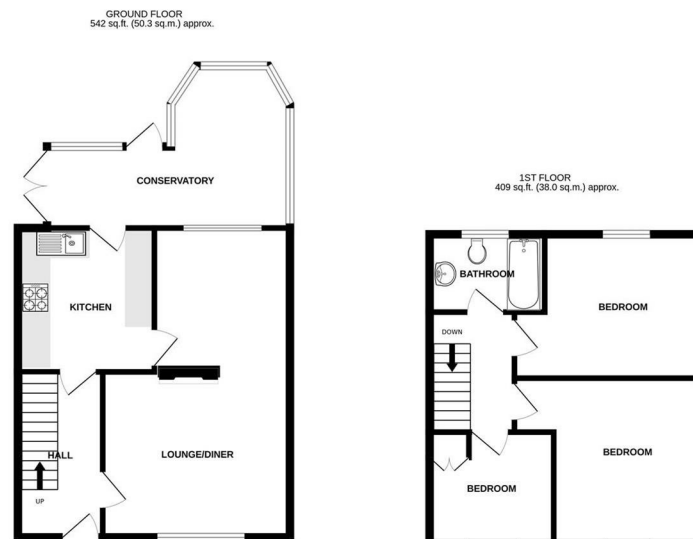
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

14th August 2024

20 TRELAWNEY ROAD, HELSTON, TR13 8AT

PRICE GUIDE £250,000



TOTAL FLOOR AREA: 950 sq.ft. (88.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Intertec's i2500

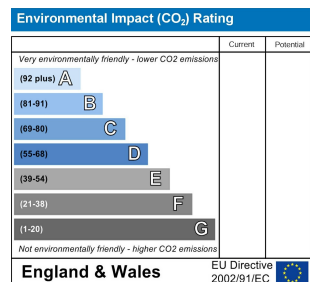
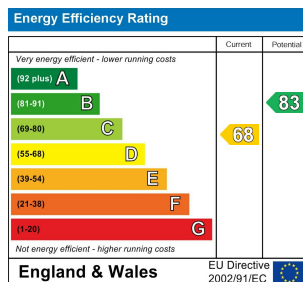
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