



12 Barton Close, Helston, TR13 8LL

£360,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

12 Barton Close

- THREE BEDROOM DETACHED BUNGALOW
- GENEROUS CORNER PLOT
- GARAGE AND GARDENS
- NICELY PRESENTED
- MAINS GAS CENTRAL HEATING AND DOUBLE GLAZING
- WELL REGARDED RESIDENTIAL AREA
- FREEHOLD
- COUNCIL TAX D
- EPC D66

An excellent opportunity to acquire this very nicely presented three-bedroom detached bungalow, in a desirable cul-de-sac within the popular market town of Helston.

Barton Close is a well regarded residential address on the sought-after Gwealdues Estate.

Occupying a generous corner plot, the property enjoys lovely wrap-around mature garden set on a relatively level plot for ease of maintenance and accessibility. Additional benefits include mains gas central heating, double glazing, a private driveway, and garage.

The well-proportioned accommodation briefly comprises an entrance porch leading into a hallway, a bright and comfortable lounge, a fitted kitchen/breakfast room, bathroom, a side porch/sunroom enjoying garden views, bathroom and three bedrooms.

Helston, regarded as the gateway to the stunning Lizard Peninsula, offers an enviable lifestyle with nearby feature coves, coastal paths, and dramatic cliff-top walks. The town itself provides a range of national retailers, health centres, a cinema, and a leisure centre with an indoor swimming pool. Well-respected primary and secondary schooling is available locally, while a university campus can be found in nearby Penryn, approximately twelve miles away. Conveniently, a circular town bus service can be accessed at the top of the close.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR

With matching glazed side panel, leading to the -

PORCH

With glazed door and matching side panel to-

ENTRANCE HALLWAY

With a loft hatch to the roof space and two large storage cupboards with further overhead storage. Doors to -

LOUNGE 15'7" x 11'11" (4.76 x 3.64)

A light airy room with a large window to the front aspect which faces in a southerly direction. A serving hatch leads back through to the kitchen and there is a mock marble effect fireplace with wood effect surround, currently housing a living flame electric fire.

KITCHEN/BREAKFAST ROOM 15'4" x 8'3" (4.68 x 2.53)

Being well-appointed, featuring a wood-effect finish complemented by stone-effect worktops incorporating a stainless steel sink and drainer unit and Hotpoint ceramic hob. A comprehensive range of base units and drawers is set beneath, with matching wall-mounted cupboards above, all enhanced by attractive cream Metro-style tiling.

Integrated appliances include a built-in Hotpoint double oven, while dedicated space is provided for a fridge, dishwasher, and freezer. A generous larger cupboard offers excellent additional storage with further cupboard space above.

Natural light floods the room through windows to the front and side aspects, both overlooking the garden, while wood-effect flooring and a series of ceiling downlighters complete this bright and functional space.

SIDE PORCH/SUN ROOM 8'2" x 4'4" (2.49 x 1.33)

A useful triple aspect space with stone effect flooring and a service door that leads out onto the garden.

BEDROOM ONE 15'8" x 10'9" (4.8 x 3.3)

A generous room with a window to the rear aspect overlooking the garden.

BEDROOM TWO 12'5" x 9'6" (3.8 x 2.9)

With a window to the rear aspect.

BEDROOM THREE 10'9" x 7'4" (3.28 x 2.26)

With a window to the side aspect and a built-in wardrobe.

BATHROOM

This L-shaped room has a suite that comprises panelled bath with tiled splash back and an electric shower over and a w.c. There is a wash hand basin set into a vanity unit, part tiling to the walls and a window to the side aspect.

OUTSIDE

To the front of the property there is a gated driveway with parking for several vehicles leading to the attached garage.

GARAGE 18'2" x 8'8" (5.55 x 2.65)

With an up-and-over door, a window to the rear aspect and plumbing for a washing machine.

GARDENS

A lovely feature of the property is its generous wrap-around mature gardens, predominantly laid to lawn, the gardens are interspersed with well-stocked beds with established plants and shrubs. Additional benefits include two useful storage sheds, an outside tap, all being nicely enclosed by a combination of walling and fencing..

COUNCIL TAX

Council Tax Band D.

WHAT3WORDS

betraying.spike.batchelor

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

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

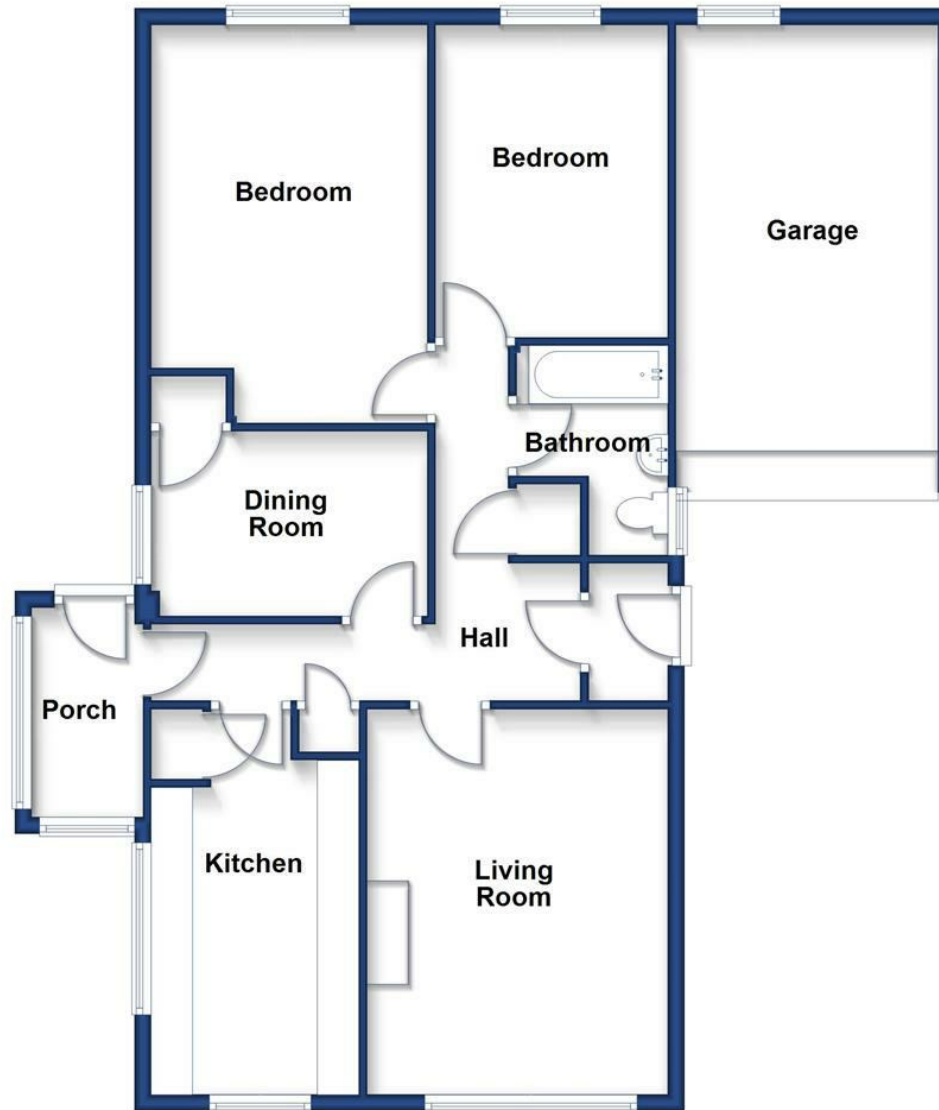
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

5th February 2026.



Ground Floor
Approx. 102.1 sq. metres (1098.8 sq. feet)



Total area: approx. 102.1 sq. metres (1098.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	74
England & Wales		EU Directive 2002/91/EC



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