



**2 Trenethick Avenue, Helston, TR13 8LU**

**£295,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

## 2 Trenethick Avenue

- WELL PROPORTIONED DETACHED BUNGALOW
- THREE BEDROOMS
- IN NEED OF SOME UPDATING
- CONSERVATORY
- GOOD SIZED FRONT & REAR GARDENS
- GARAGE & PARKING
- COUNCIL TAX BAND D
- FREEHOLD
- EPC - D66

An opportunity to purchase a detached, three bedroom bungalow in the Cornish market town of Helston. Situated in the highly regarded residential area of Trenethick Avenue, is this well proportioned, three bedroom bungalow. The residence, which requires some updating to realise its full potential, benefits from double glazing and mains gas central heating.

The property has good sized gardens to the front and rear, whilst to the side of the residence a driveway provides parking for a number of vehicles and leads to a garage.

In brief, the accommodation comprises a kitchen, lounge/diner, front porch, hall, bathroom, conservatory and three bedrooms.







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, doctor 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.

**THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

Steps up and door to kitchen.

**KITCHEN 10' x 8'6" (3.05m x 2.59m)**

Comprising working top surfaces incorporating a one and a half bowl sink unit with drainer, cupboards and drawers under and wall cupboards over. There is a built-in oven (not working) with hob and hood over, fridge/freezer, partially tiled walls, outlook and door to the side and sliding door to lounge/diner.

**LOUNGE/DINER 18'6" x 21'9" narrowing to 11'3" (5.64m x 6.63m narrowing to 3.43m)**

A dual aspect 'L' shaped room with feature fireplace housing a gas fire with tiled hearth, brick surround and wood mantel over. There is a door to the hall and door to front porch.

**FRONT PORCH 8'3" x 4'6" (2.51m x 1.37m)**

With outlook to the front garden, tiled floor, door with step down to the outside.

**HALL**

With built-in cupboard housing a water tank, access to the loft, doors to all bedrooms and bathroom.

## BATHROOM

Comprising bath with mixer tap and shower over, close coupled W.C., pedestal washbasin with mixer tap over. There is a tiled floor and frosted window to the side.

## BEDROOM ONE 12' x 9'6" narrowing to 9'3" (3.66m x 2.90m narrowing to 2.82m)

With built-in wardrobes, an outlook and door to the conservatory, sliding door to en suite.

## EN SUITE

With shower cubicle, wall mounted washbasin and a low level W.C. There are tiled walls and a frosted window to the side.

## BEDROOM TWO 11'6" narrowing to 9'6" x 8'6" (3.51m narrowing to 2.90m x 2.59m)

With outlook to the side and built-in wardrobes.

## BEDROOM THREE 8'6" x 8'3" plus door recess (2.59m x 2.51m plus door recess )

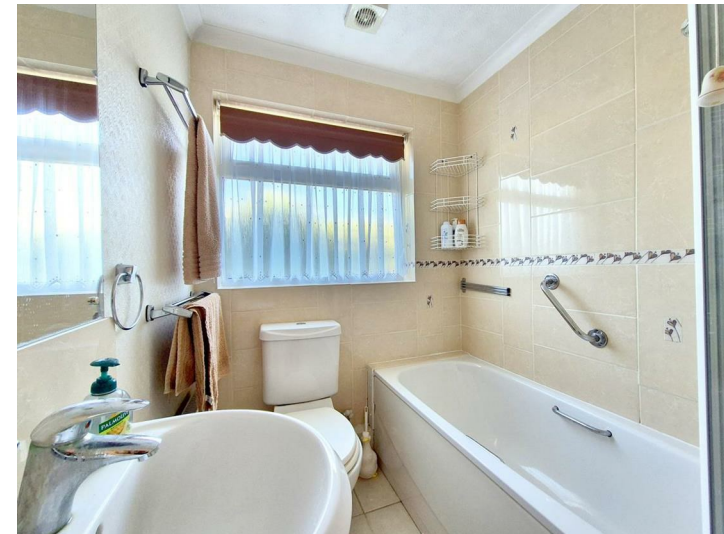
With outlook to the rear garden. With outlook to the rear garden. Built-in wardrobes.

## CONSERVATORY 13'6" x 5'9" (4.11m x 1.75m)

A triple aspect room with outlook over the rear garden and patio door opening to the outside.

## OUTSIDE

To the front of the property is a pleasant garden area which is mainly laid to lawn and boasts well established plants and shrubs. To the outside of the property a driveway provides parking for a number of vehicles and leads to the garage. To the rear of the residence is a good sized garden which is laid to lawn with well established plants and shrubs. The rear garden also has two sheds.





#### **GARAGE 16'6" x 9' (5.03m x 2.74m )**

With door to the side, up and over door. Power.

#### **SERVICES**

Mains gas, electricity, water and drainage.

#### **COUNCIL TAX**

Council Tax Band D.

#### **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/>

#### **VIEWING**

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

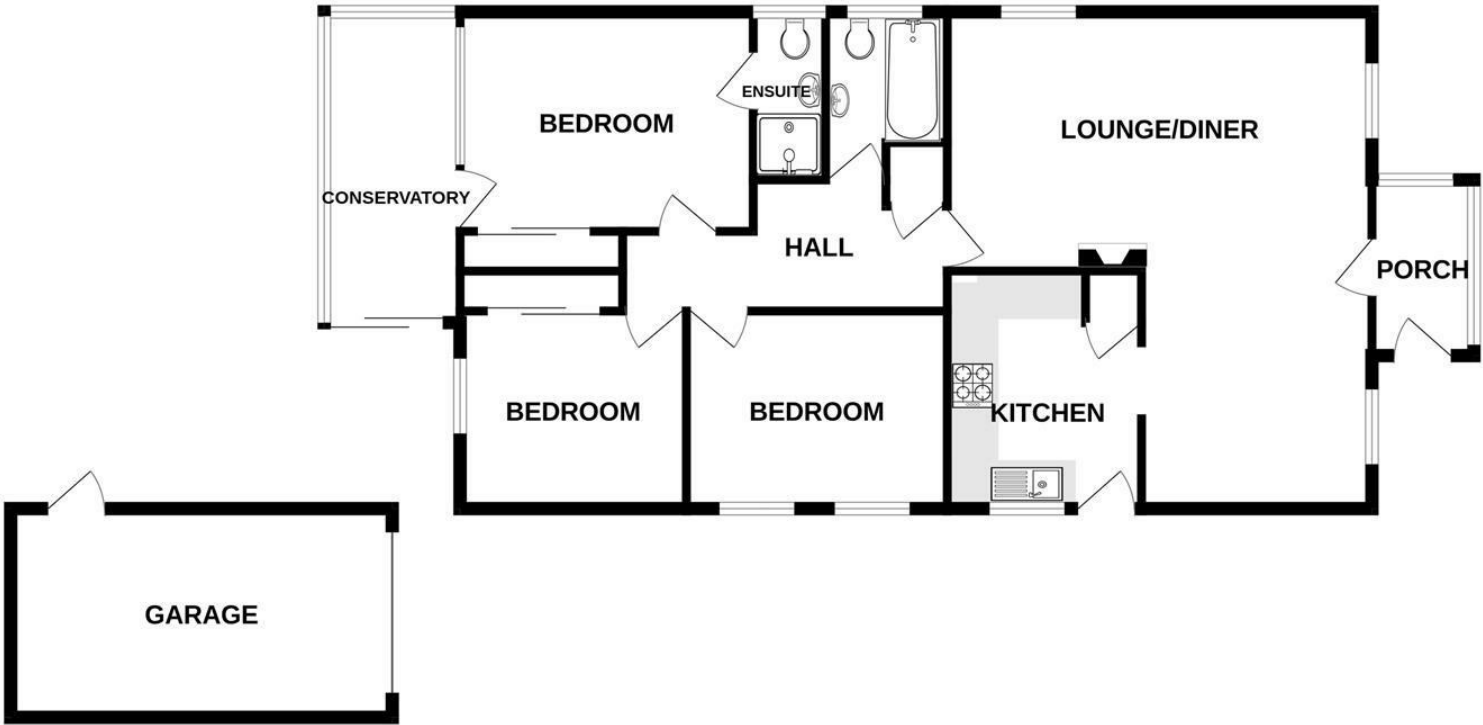
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### **DATE DETAILS PREPARED**

27th May, 2025.



GROUND FLOOR  
1145 sq.ft. (106.4 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>83</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            | <b>66</b> |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | 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 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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