



143 Pendeen Park, Helston, TR13 0SL

£315,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

143 Pendeen Park

- BEAUTIFULLY PRESENTED & WELL PROPORTIONED ACCOMMODATION
- THREE BEDROOM SEMI-DETACHED HOUSE
- WELL REGARDED RESIDENTIAL AREA
- GARDENS TO THE FRONT & REAR
- PARKING & GARAGE
- FREEHOLD
- COUNCIL TAX C
- EPC C69







A beautifully presented three-bedroom semi-detached home, located in a cul-de sac setting in a well regarded residential area of the popular market town of Helston.

The well-proportioned accommodation benefits from mains gas central heating and double glazing. The ground floor comprises an entrance area, a generous lounge/diner featuring an attractive fireplace, and a beautifully fitted kitchen.

To the first floor are three bedrooms and a modern family bathroom.

Externally, the property offers off-road parking and a garage, along with gardens to both the front and rear. The rear garden is particularly appealing, being nicely enclosed and ideal for families or outdoor entertaining.

Helston is the gateway to the stunning Lizard Peninsula, renowned for its dramatic coastline, secluded coves, and breathtaking cliff-top walks. The town itself is a thriving market town with a wide range of amenities including national retailers, health centres, a cinema, and a leisure centre with indoor swimming pool. From Pendeen Park, there is access to a footpath leading into the picturesque Cober Valley, offering delightful riverside walks. The property is conveniently positioned for well-regarded primary and secondary schools, and the main Helston town bus route can be found at the entrance to the estate.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR TO

ENTRANCE AREA

With stairs rising to the first floor and laminate flooring with doors to

LOUNGE/DINING ROOM 24'7" x 15'9" (narrowing to 12'7") (7.5 x 4.82 (narrowing to 3.86))

A lovely space with windows to the front and side aspects, wood effect laminate flooring, a gas living flame fire set on a marble effect hearth and surround and a useful understairs storage cupboard with door to

KITCHEN/BREAKFAST ROOM 14'11" x 9'8" (4.55 x 2.96)

A nicely appointed white kitchen comprising butchers block wood effect worktops that incorporate a five burner Baumatic gas hob and stainless steel sink drainer unit. A mix of base and drawers under, wall units over, spaces are provided for a dishwasher, fridge freezer and washing machine, Neff built-in oven, window to the rear aspect overlooking the garden, feature shelving, part glazed door to the side aspect and tiled floor.

FIRST FLOOR

LANDING

With cupboard housing an immersion heater. Doors to

BEDROOM ONE 13'8" x 8'11" (4.19 x 2.72)

With a window to the rear aspect enjoying a far reaching view over the top of other properties toward open countryside.

BEDROOM TWO 10'4" x 8'11" (3.16 x 2.73)

With a window to the front aspect.

BEDROOM THREE 7'4" x 6'8" (2.26m x 2.04m)

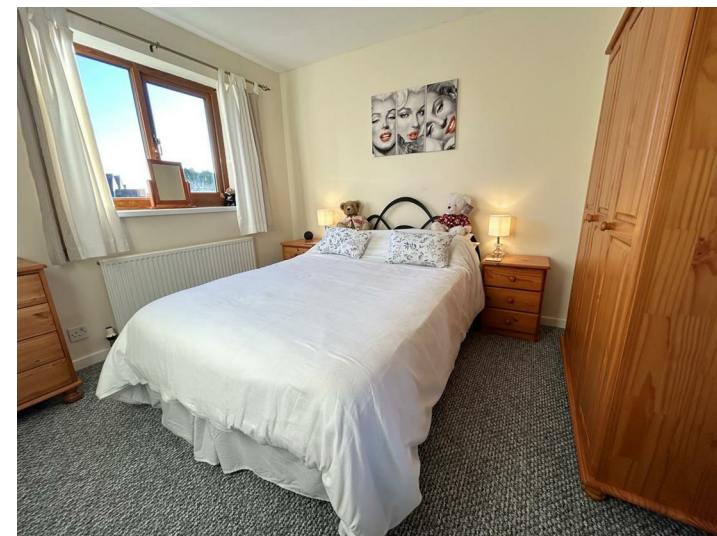
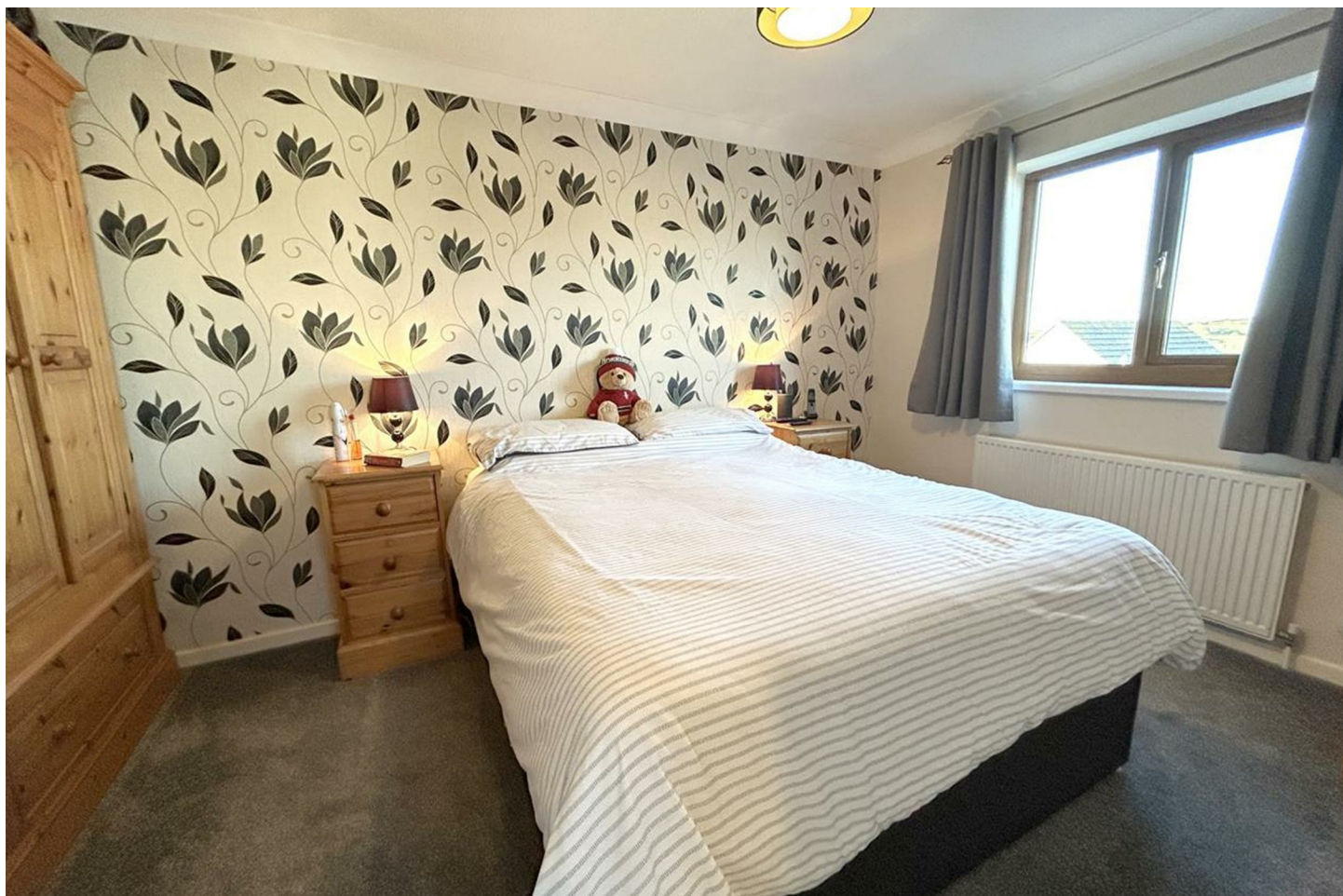
With a window to the front aspect.

BATHROOM

Comprising suite with panelled bath having tiled splashback with Triton electric shower over, close coupled W.C., wash hand basin, tiled splashback and mirrored cabinet over, wood effect laminate flooring, feature shelving and obscured window to the side aspect.

OUTSIDE

To the front of the property there is driveway with parking for two vehicles and a car charging point that leads to -





GARAGE 16'4" x 6'8" (5 x 2.04)

With power, light, eaves storage and remote control electric door.

GARDENS

There are gardens to the front and rear the latter of which is nicely enclosed by walls and comprising of a lawned area, patio seating area and outside tap.

WHAT3WORDS

snacks.shred.responses

SERVICES

Mains gas (boiler situated in loft) 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 December 2025.

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.



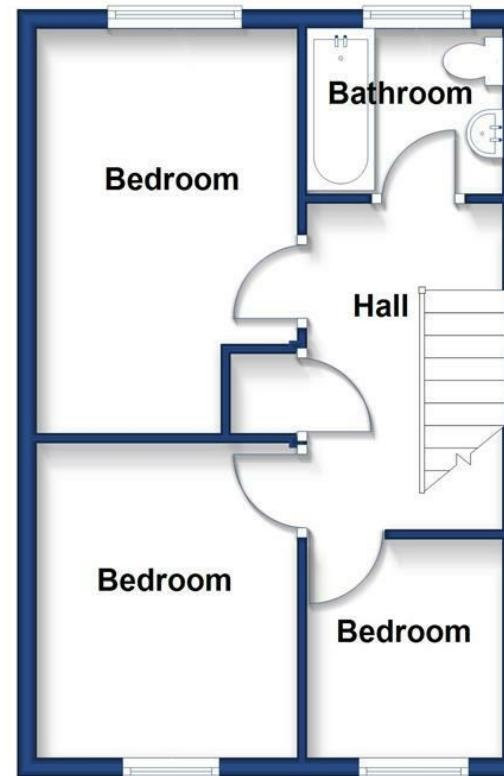
Ground Floor

Approx. 51.6 sq. metres (555.3 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.4 sq. feet)



Total area: approx. 88.1 sq. metres (948.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 a property 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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