



**48 Glenhaven Park, Helston, TR13 8PW**

£159,950 Freehold

**CHRISTOPHERS**  
ESTATE AGENTS

# 48 Glenhaven Park

- TWO BEDROOMS
- DETACHED PARK HOME
- GARDEN
- PARKING
- LPG CENTRAL HEATING
- FREEHOLD
- COUNCIL TAX BAND A
- EPC- EXEMPT

Occupying a generous corner plot in a quiet, traffic free, location this park home has been tastefully and comprehensively enhanced during the current owners tenure to provide a comfortable, light and welcoming home.

In brief the accommodation comprises of an entrance porch, kitchen, open plan lounge / dining room, hallway, shower room and two bedrooms. The property has double glazing, is warmed by LPG central heating and benefits from one allocated and one rented (see Agents Note below) parking space.

To the outside there are pleasant areas of garden to the side and rear with mature shrubs and plants. To the side there is a decked area, a block built outbuilding and a further shed. To the rear is a lovely enclosed raised decked area which enjoys a sunny aspect and would seem an ideal place in which to sit out and relax. All in all, well kept and thoroughly recommended.

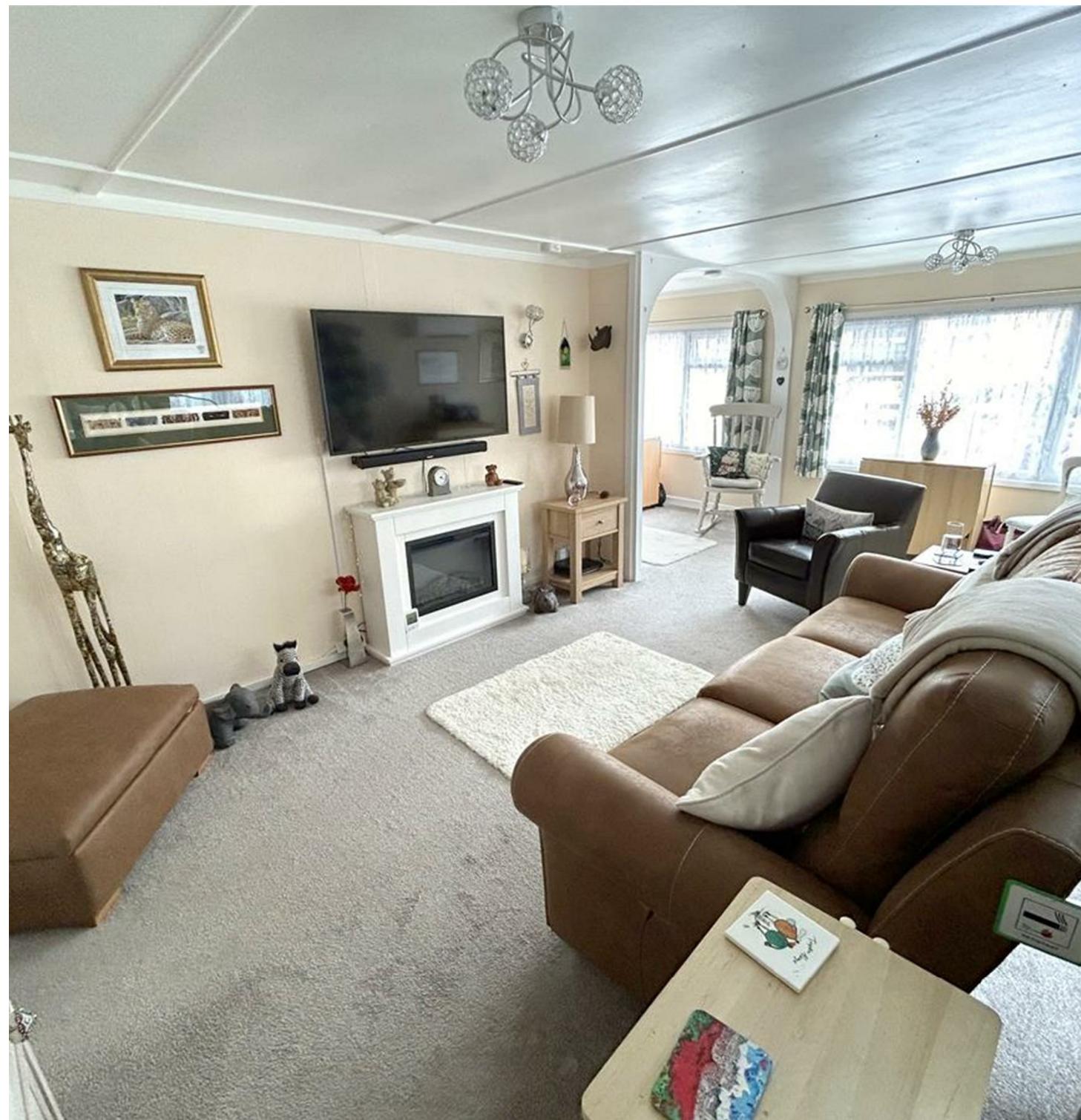
Glenhaven park is well placed for local amenities including Tesco supermarket. Helston stands as a gateway and commercial centre for the Lizard Peninsula. It provides amenities which include national stores and cinema. The town is linked to the coast by the beautiful Penrose Estate through which many walks can be enjoyed including those around Loe Pool which is Cornwall's largest natural freshwater lake.

## THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Steps up to part glazed door to

### ENTRANCE PORCH

Triple aspect with tiling to the floor, step up and door to







**KITCHEN 13'8" x 8' inc cupboard (4.17m x 2.44m inc cupboard)**  
Having a modern white fitted kitchen with polished granite effect working top surfaces incorporating a composite sink with drainer and mixer tap over, a range of cupboards and drawers under and wall cupboards over. There is wood effect flooring, a window to the front aspect, attractive tiled splash-backs, a larder cupboard, spotlighting, a shelf and a cupboard with shelving, which houses the Worcester boiler. Spaces are provided for a cooker, washing machine, microwave and a fridge freezer. Door to

#### **DINING ROOM/LOUNGE**

A light and welcoming 'L' shaped room.

#### **DINING AREA 19'1" x 7'2" maximum measurements (5.82m x 2.18m maximum measurements)**

Dual aspect with archway to lounge, large picture windows to side aspect, window to front and a Daikin Air-Conditioning unit (can provide warm air in winter months if needed).

#### **LOUNGE AREA 19'8" x 10'7" (5.99m x 3.23m)**

With French doors opening out onto rear decked area, wall lights and a door to.

#### **REAR HALLWAY**

L shaped with wood laminate flooring, cupboard with shelving and coat hanging rail, additional storage cupboard and doors off to the rear garden, shower room, lounge and both bedrooms.

#### **BEDROOM ONE 10'1" x 9'4" plus built in wardrobes (3.07m x 2.84m plus built in wardrobes)**

Double bedroom with dual aspect to side and rear and bespoke fitted wardrobes with hanging rails, shelves over and storage under.

#### **BEDROOM TWO 7' x 7' plus built in wardrobes (2.13m x 2.13m plus built in wardrobes)**

With wood effect laminate flooring, window to side aspect and bespoke fitted wardrobes with hanging rails, drawers under and storage shelves over.

#### SHOWER ROOM

Beautifully appointed with low-level w.c with concealed cistern, wash handbasin set atop a vanity cupboard with drawers under and to the side and a large walk-in shower cubicle with glass screen housing a thermostatic shower with rain drencher head and shower attachment. There is marine ply style flooring, tile effect easy clean surfaces, an extractor fan, an obscure glazed window to the front aspect and alcove with shelf and storage.

#### OUTSIDE

There are areas of lawn and mature shrubs and plants to the front and one side of the property. A gate and pathway lead to the front door and side garden with decking and a block built outbuilding which has power and light and useful working top surfaces with storage under. Beyond this a pathway leads round to a further shed and on to a nicely enclosed area of raised decking which is a real highlight of the property. Beyond this a further gate leads to a side path and garden. There is an allocated parking space, whilst our owners rent a further space from the site owners.

#### AGENTS NOTE ONE

The property is Leasehold. It has a current pitch fee of £216.18 per calendar month.

#### AGENTS NOTE TWO

The guidelines are that purchasers have to be 50 years or older, although this is subject to the Landlords discretion.

#### AGENTS NOTE THREE

The owners pay £20 per calendar month to rent an additional parking space which is adjacent to their allocated space.

#### AGENTS NOTE FOUR

The owners have a plan with Bartletts Refrigeration to service the Air Conditioning Unit for a current annual fee of £150.

#### SERVICES

Mains water, electric and drainage. LPG heating.

#### 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

From Helston town centre proceed up Wendron Street and along Godolphin Road. At the Turnpike roundabout turn right. Follow the road past the Tesco roundabout and just after the traffic lights one will find Glenhaven Park on the left hand side.. There is visitor parking on the right hand side. Upon entry to the park turn right and take the first left where the property will be found on the corner plot after a short distance.

#### 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/>

#### COUNCIL TAX BAND

Band A

#### 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

7th August 2024





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. Gated areas, roof terraces, balconies and communal gardens as well as tenure and lease details 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 or contracts.



## Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

CHRISTOPHERS  
ESTATE AGENTS