

3 Glenhaven Park, Helston, TR13 8PW

£40,000 Leasehold

CHRISTOPHERS

ESTATE AGENTS

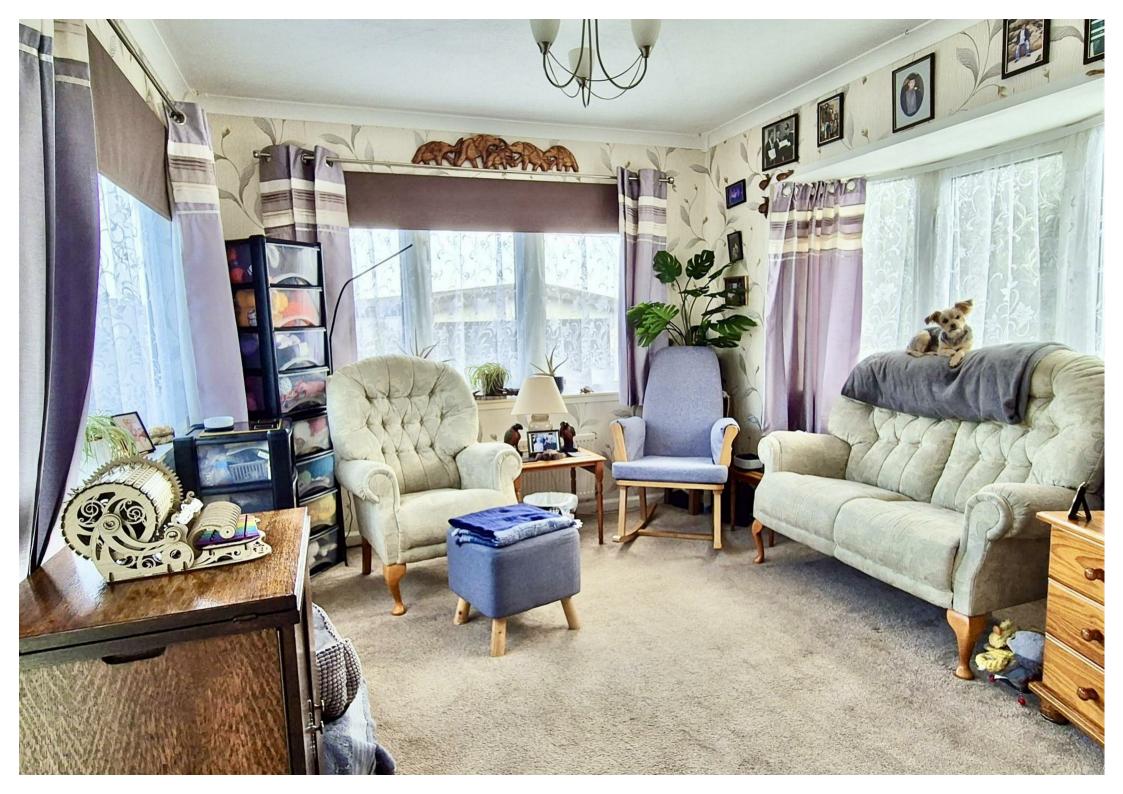
3 Glenhaven Park

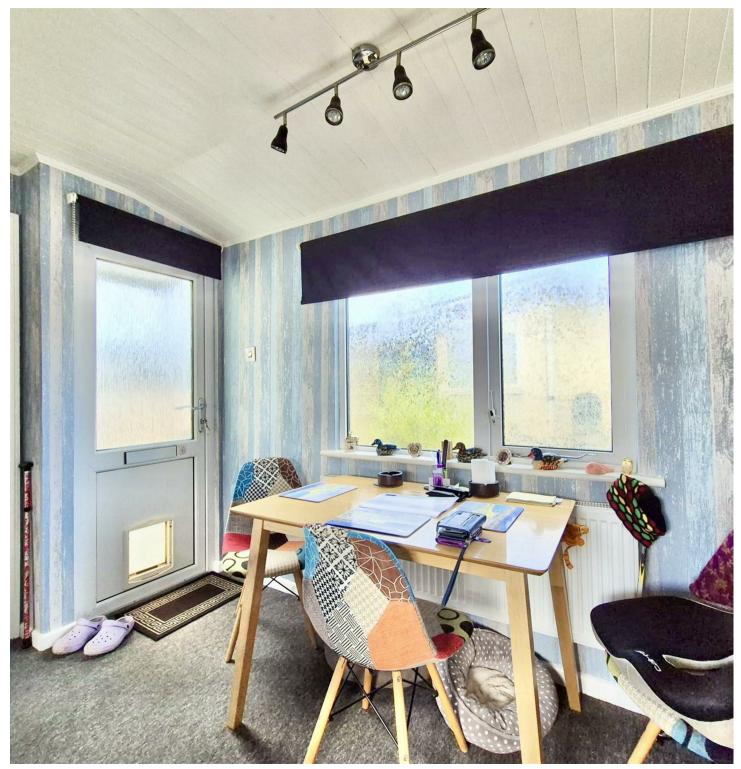
- ONE BEDROOM DETACHED PARK HOME
- WELL PROPORTIONED
- PARKING AREA
- TWO USEFUL SHEDS
- PLEASANT GARDENS
- LEASEHOLD
- COUNCIL TAX A

Situated on the popular Glenhaven residential park home in the Cornish market town of Helston, is this one bedroom detached park home. The residence, which we are advised, is around thirty years old, is well proportioned and enjoys pleasant gardens with lawned area, patios, flower beds and a feature fish pond acting as a focal point for the outdoor space. To the front of the residence is an open plan area with stone chippings. There are two useful sheds located outside of the residence.

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)

A DOOR TO THE LOUNGE

LOUNGE 12'3" x 9'3" (minus cupboard area) (3.73m x 2.82m (minus cupboard area))

A triple aspect room with a bay window and having a cupboard housing the boiler. A door to the kitchen/diner.

KITCHEN/DINER 12'6" x 10'3" (narrowing to 6'3") (3.81m x 3.12m (narrowing to 1.91m))

An L-shaped dual aspect room with a door to the outside.

KITCHEN AREA

Comprising working top surfaces which incorporate a sink unit with drainer, spaces for an oven, fridge, freezer and a washing machine. With doors to the bedroom and wet room.

WET ROOM

Comprising a close coupled w.c., shower and a wall mounted wash basin with cupboards under and mixer tap over. There are partially tiled walls and a frosted window to the side.

BEDROOM 9'3" x 7'9" (2.82m x 2.36m) With an outlook to the side.

OUTSIDE

To the front of the property is an open plan area with stone chippings, whilst to the rear there are patio areas with flower beds. To the side there is a lawned area with flower beds and a feature fish pond which acts at a focal point for the garden. There are two useful sheds and from the rear garden a pedestrian gate leads to the visitor's parking area.

SERVICES

Mains electricity, water and drainage.

AGENTS NOTE ONE

The property is leasehold. The owner has informed us that it has a current ground rent fee of £216.15 per month (pending a review in January 2026).

AGENTS NOTE TWO

Please also be aware that on re-sale of the park home, 10% plus VAT of the sale price is payable to the site owner.

AGENTS NOTE THREE

The guidelines are that purchasers have to be fifty five years or older, although this is subject to the landlord's discretion.

WHAT3WORDS

bland.dishing.ghost

COUNCIL TAX

Council Tax Band A.













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.

13th November 2025.



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



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT 01326 565566 | property@christophers.uk.com | christophers.uk.com

