



118 Tremenheere Avenue, Helston, TR13 8TR

£305,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

118 Tremenhoe Avenue

- THREE BEDROOM SEMI-DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- HIGHLY REGARDED RESIDENTIAL AREA
- KITCHEN/DINER WITH VAULTED CEILING
- DOUBLE GLAZING & MAINS GAS HEATING
- DRIVEWAY & GARAGE
- FREEHOLD
- COUNCIL TAX C
- EPC C-72

A beautifully presented three-bedroom semi-detached home situated in a well-regarded area of the market town of Helston.

The property benefits from mains gas heating and double glazing, with a particular highlight being the recently fitted kitchen/diner featuring vaulted ceilings and direct access to the rear garden. The ground floor also offers a pleasant lounge, while the first floor provides three bedrooms and a beautifully appointed shower room.

Outside, the property enjoys a driveway with parking, together with gardens to the front and rear—the latter being attractively enclosed and offering a good degree of privacy.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)







HALF GLAZED DOOR TO

ENTRANCE AREA

Opening into

LOUNGE 13'2" x 12'7" (4.02 x 3.85)

A lovely space with two windows to the front aspect being lit with a series of down lighters and having a generous understairs storage cupboard with part glazed door to -

**KITCHEN/DINER 20'5" x 15'10" (narrowing to 15'6")
(6.24 x 4.83 (narrowing to 4.73))**

A lovely family space featuring a smart gloss-grey fitted kitchen with granite-effect worktops incorporating a sink drainer with mixer tap and an AEG ceramic induction hob with splashback and stainless-steel chimney hood. There is a good range of base and wall units, and built-in appliances include a stainless-steel oven with AEG combination oven above, dishwasher and fridge freezer.

The dining area, with its vaulted ceiling and two skylights, is light and airy, while glazed patio doors open directly onto the garden. A designer tall radiator provides a stylish focal point, and the entire space is finished with smart wood-effect flooring.

From the entrance area stairs rise to

FIRST FLOOR

LANDING

With loft hatch to roof space and has a positive input ventilation system installed. With doors to

BEDROOM ONE 13'3" x 8'11" (4.04 x 2.74)

Featuring a window to the front aspect, this room includes built-in wardrobes with mirrored doors providing shelving and hanging space. The room is illuminated by a series of downlighters.

BEDROOM TWO 9'2" x 9'4" (2.8 x 2.86)

With a window to the rear aspect.

BEDROOM THREE 9'6" x 6'6" (2.9 x 2)

With a window to the front aspect with eye level built-in storage.

SHOWER ROOM

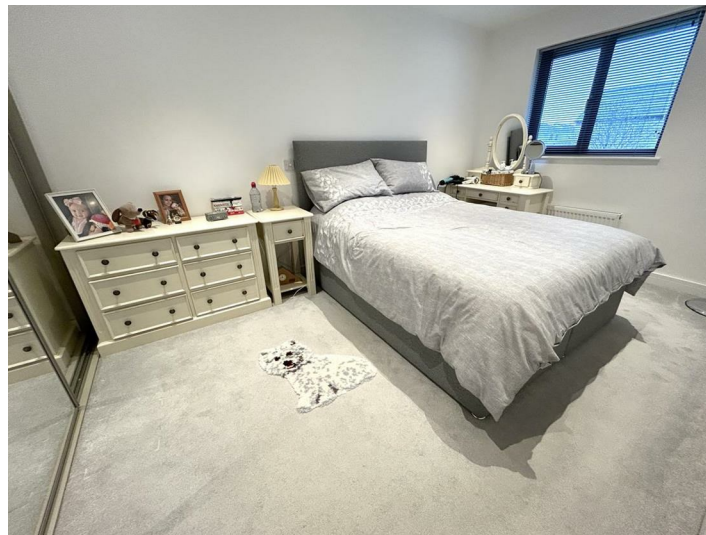
A beautifully appointed room featuring a generous walk-in shower cubicle with attractive tiling, glass door, and a rain-drencher shower head with additional handheld wand. There is a sink set into a vanity unit with storage beneath, along with a W.C. with concealed cistern. The room is finished with tile-effect vinyl flooring, a ladder-style radiator and an extractor fan.

OUTSIDE

To the front of the property there is a driveway with parking for two vehicles that leads to

GARAGE 16'1" x 8'6" (4.91 x 2.6)

With up and over door, eaves storage, service door to the rear and it houses the Worcester gas boiler.





GARDENS

There are front gardens laid to lawn, while the rear garden is nicely enclosed by wooden fencing. It features a further lawned area, a hard-landscaped patio, and well-stocked beds and borders with mature plants and shrubs. An outside tap is also provided.

DIRECTIONS

WHAT3WORDS

relaxed.qualifier.height

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/>

SERVICES

Mains water, electricity, drainage and gas.

COUNCIL TAX

Council Tax Band C.

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.

18th November 2025.



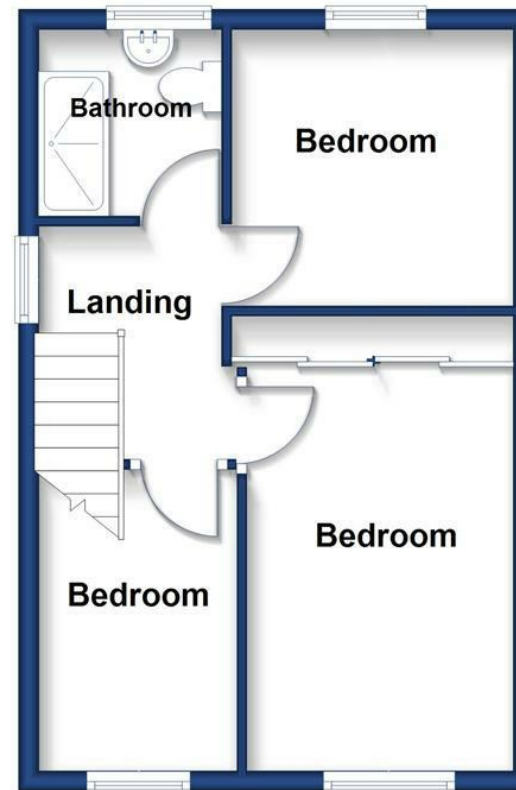
Ground Floor

Approx. 45.9 sq. metres (494.2 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.4 sq. feet)



Total area: approx. 80.5 sq. metres (866.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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	



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