



**10 Manaton Close, Helston, TR13 8GB**

**£300,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

## 10 Manaton Close

- SEMI DETACHED THREE BEDROOM HOUSE
- STYLISH AND PRACTICAL KITCHEN
- SPACIOUS LOUNGE/DINING ROOM
- OFF ROAD PARKING FOR THREE VEHICLES
- LEVEL ENCLOSED GARDEN WITH LARGE PATIO
- CONVERTED GARAGE PROVIDING FOR A HOBBIES ROOM/OFFICE
- SOLAR PANELS
- FREEHOLD
- COUNCIL TAX C
- EPC B88







This well presented three bedroom semi detached home offers generous living space, practical features and a versatile layout, making it an ideal choice for growing families.

A welcoming and spacious entrance hallway sets the tone on arrival and leads through to a kitchen fitted with stylish sea green cabinetry, contemporary black handles and clever pull out storage solutions, creating both a practical and attractive space. To the rear of the property, a generous lounge dining room provides plenty of room for both relaxing and entertaining, with direct access to the garden allowing the indoor and outdoor spaces to flow perfectly.

Upstairs, the first floor hosts three well proportioned bedrooms, all offering comfortable accommodation, with the master bedroom benefitting from built in storage. The family bathroom is finished with practical and modern aqua panelling, and the current owners have thoughtfully added an additional separate WC upstairs, a particularly useful feature for busy family life.

Outside, the property continues to impress with parking for three vehicles to the front. The enclosed rear garden is level and family friendly, featuring a large patio area that is perfect for summer barbecues, outdoor dining and entertaining.

A real highlight of the home is the partial conversion of the garage by the current owners, creating a fantastic and highly versatile space accessed from the garden. This area works perfectly as a teenage hangout, hobby room, gym or work from home office.

Further benefits include owned solar panels, helping to improve the home's energy efficiency and reduce running costs. Situated within a popular residential location, this is a wonderful opportunity to secure a comfortable and practical family home.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

##### OBSCURED DOOR TO

##### ENTRANCE HALLWAY

With practical hard flooring, window to front, stairs rising to first floor and doors to kitchen and lounge.

### KITCHEN 12' x 9'7" (3.66m x 2.92m)

Fitted with a range of base and wall units including clever pull out storage in attractive sea green with contemporary black handles with work surfaces over, one and a half bowl stainless steel sink and drainer with mixer tap, space and point for fridge/freezer, space and point for electric oven with stainless steel splashback and filter and light above, space and plumbing for washing machine, window to front and radiator.

### LOUNGE/DINING ROOM 16'3" x 12'6" (4.95m x 3.81m)

With fitted carpet, large understairs storage cupboard, radiator, window to rear overlooking the garden and glazed exterior door to rear.

### FIRST FLOOR

#### LANDING

With fitted carpet, loft access and doors to various rooms.

#### BEDROOM ONE 11'4" x 8'5" (3.45m x 2.57m)

With fitted carpet, built-in wardrobes, radiator and window to rear overlooking the garden.

#### BEDROOM TWO 11' x 8'7" (3.35m x 2.62m)

With fitted carpet, radiator and window to front.

#### BEDROOM THREE 8'8" x 7'5" (2.64m x 2.26m)

With fitted carpet, radiator and window to rear overlooking the garden.

#### BATHROOM 7'1" x 6'1" (2.16m x 1.85m)

With suite comprising of a bath with aqua panelling surround and wall mounted chrome effect mixer shower, pedestal wash hand basin, low level W.C. and ladder style radiator, obscured window.

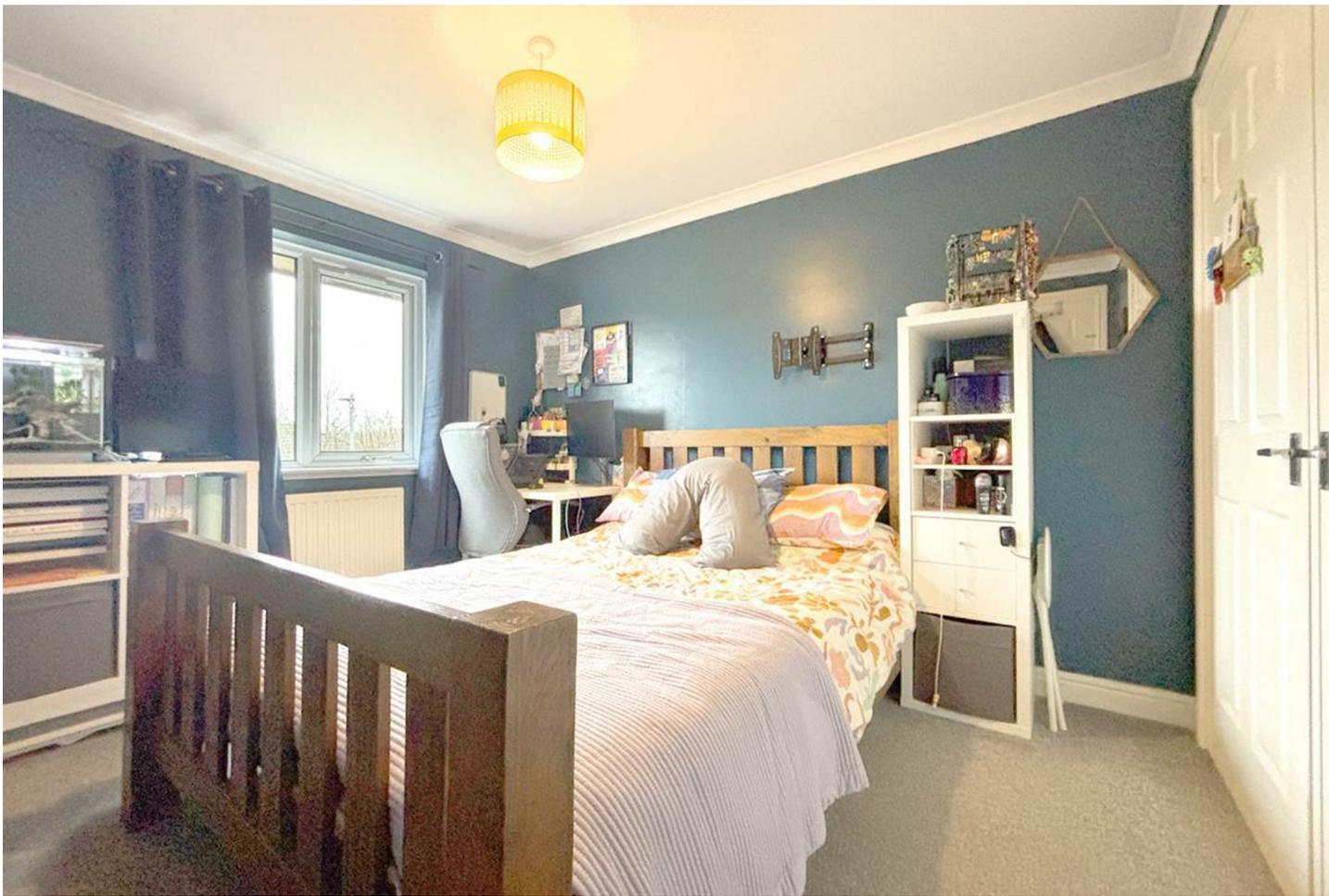
#### W.C. 3'7" x 1'9" (1.09m x 0.53m)

A cloakroom with a low level W.C. with integrated compact wash hand basin with mixer tap.

### OUTSIDE

To the front is a low maintenance area of paving and gravel providing for additional off road parking for two vehicles. To the side of this is the driveway providing for further off road parking and leading to





#### **GARAGE**

With up and over door currently providing for storage at the front the remainder of the garage to the rear has been partitioned and converted into the

#### **HOME OFFICE/GAMES ROOM 11'7" x 8'4" (3.53m x 2.54m)**

A superbly versatile space perfect as a hobbies room, gym, teenage den or home office.

#### **GARDENS**

The gardens lie to the rear of the property they are level and of good size having a lovely private feel and a generous patio seating area perfect for summer barbecues. The remainder of the garden is laid to lawn and is fully enclosed offering a safe area for children and pets and benefits from external power points. The home office/games room is accessed via a pedestrian door from the garden.

#### **SERVICES**

Mains water, electricity, drainage and gas central heating. Owned solar panels. The seller informs us that as well as enjoying low running costs they generally receive a payment of £500 to £600 per annum from the solar panels.

#### **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.**

16th March 2026.

#### **WHAT3WORDS**

deal.albatross.weary

#### **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.



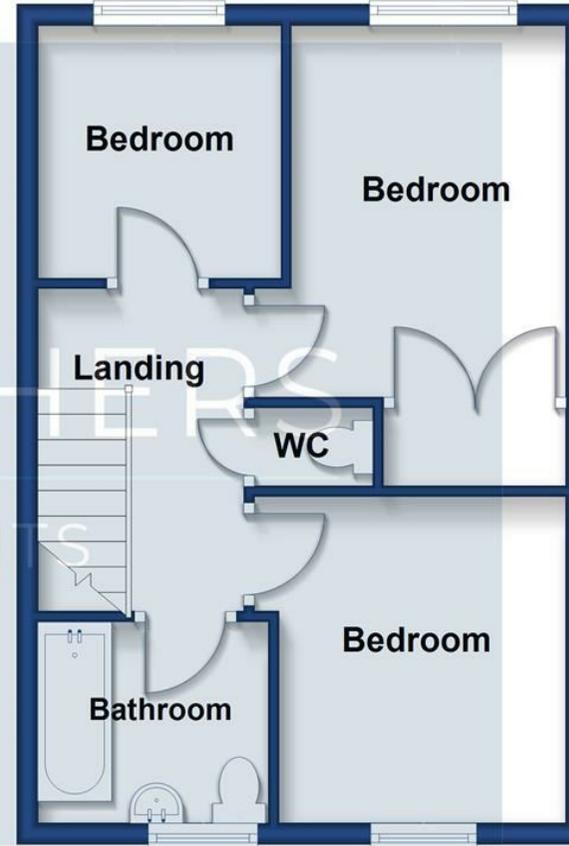
## Ground Floor

Approx. 56.6 sq. metres (609.1 sq. feet)



## First Floor

Approx. 37.4 sq. metres (402.0 sq. feet)



Total area: approx. 93.9 sq. metres (1011.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		88	88
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 figures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fixtures and fittings 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 of contracts.



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