



15 Barton Close, Helston, TR13 8LL

£295,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

15 Barton Close

- THREE BEDROOM DETACHED BUNGALOW
- DRIVEWAY AND GARAGE
- GARDENS TO THE FRONT AND REAR
- WELL REGARDED ESTATE IN HELSTON
- CLOSE TO SUPERMARKETS AND TOWN CENTRE
- ON BUS ROUTE
- COUNCIL TAX BAND D
- FREEHOLD
- EPC - 49 E

Situated in the well regarded residential cul-de-sac of Barton Close is this three bedroom detached bungalow. The well proportioned residence, which benefits from double glazing, offers great potential and has good sized gardens to the front and rear. A driveway provides parking for a number of vehicles and leads to a garage.

In brief, the accommodation comprises an entrance area, hall, lounge/diner, kitchen, shower room and three bedrooms.

The town of Helston is the gateway to the Lizard Peninsula with its stunning feature coves and cliff top walks. It is a bustling market town providing facilities that include national stores, health centres, cinema and a leisure centre with indoor swimming pool. There are a number of well regarded primary schools, a secondary school and a university campus can also be found in the nearby town of Penryn which is some twelve miles distant. At the bottom of the close one can hail a bus which travels the circular town service route.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to;

ENTRANCE AREA

With door to;

ENTRANCE HALLWAY

Doors to all rooms, built in cupboards, one housing a water tank with immersion heater and access to the loft and door to the outside.

LOUNGE/DINER 15'6 x 12 (4.72m x 3.66m)

With outlook to the front.

KITCHEN 15'6 x 8'3 (4.72m x 2.51m)

Having working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space for a fridge/freezer, washing machine and oven.

SHOWER ROOM

Comprising a walk in shower cubicle, close coupled WC and a pedestal wash hand basin. There is a towel rail, partially tiled walls and a frosted window to the side.

BEDROOM ONE 13'3 x 10'9 (4.04m x 3.28m)

With outlook to the rear garden and having a built in wardrobe.

BEDROOM TWO 12'3 x 9'6 (3.73m x 2.90m)

With outlook to the rear garden.

BEDROOM THREE 10'9 x 7'6 (3.28m x 2.29m)

With outlook to the side and having a built in wardrobe.

OUTSIDE

To the front and rear of the property there are good sized gardens which are mainly laid to lawn and well established with plants and shrubs. The rear garden has a useful shed and to the front a driveway provides parking for a number of vehicles and leads to a garage.

GARAGE

With up and over door and garage houses the solar panel controls.

AGENTS NOTE

We are advised that there are solar panels at the property which are leasehold.

SERVICES

Mains electricity, water and drainage

DIRECTIONS

From Helston town centre proceed up Wendron Street and along Godolphin Road. At the Turnpike roundabouts turn left to Redruth and upon reaching the school field on the left hand side, turn right into Gwealdues. Follow this road to the T junction and turn left and then take the second turning on the right. Proceed straight down into Barton Close and take the first turning on the left and proceed to the end of the road where the property will be found on the left hand side identifiable by our For Sale board.

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.

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/>

COUNCIL TAX

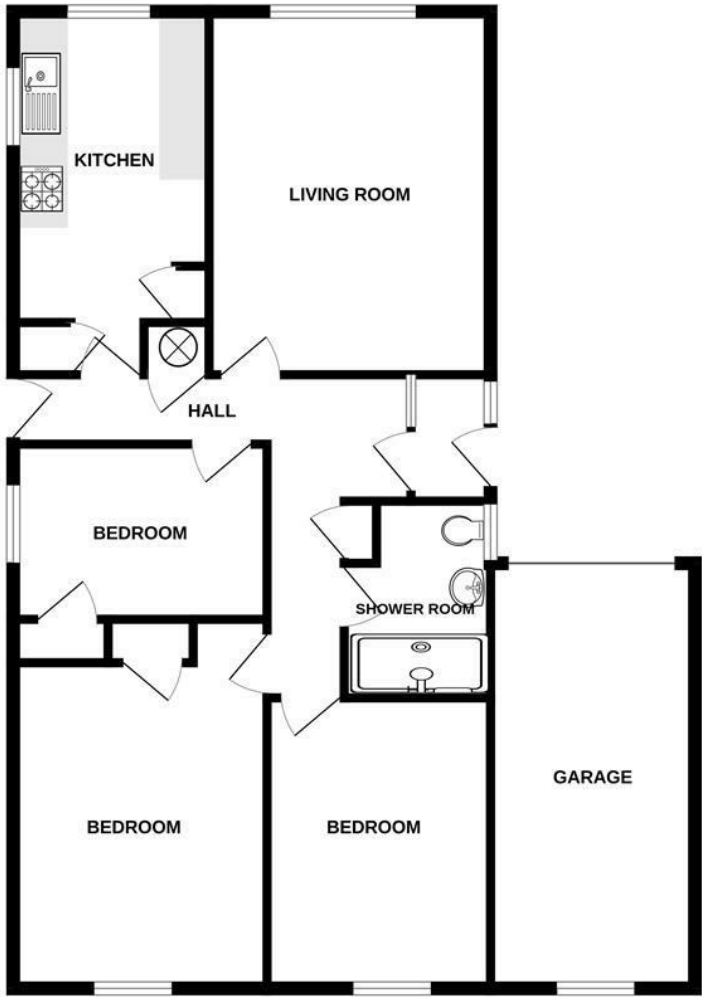
Council Tax Band D

DATE DETAILS PREPARED.

Details prepared December 2024.



GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		49
(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 carpets 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. 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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