



6 East Close, Helston, TR13 8LG

£349,950 Freehold

CHRISTOPHERS
ESTATE AGENTS

6 East Close

- THREE BEDROOM DETACHED BUNGALOW
- SUPER OPEN PLAN LIVING SPACE
- BEAUTIFULLY APPOINTED BATHROOM
- PARKING FOR SEVERAL VEHICLES
- GARAGE
- WOODBURNER
- OFFICE/GYM
- FREEHOLD
- COUNCIL TAX C
- EPC D-66





DINING AREA 11'1" x 8'9" (3.4 x 2.69)

With a space for a dining table and a large storage cupboard/pantry with further overhead storage and an opening to the kitchen

KITCHEN AREA 12'4" x 8'1" (maximum measurements) (3.78 x 2.48 (maximum measurements))

The kitchen is beautifully presented with cream cabinetry and wood worktops, incorporating a one and a half bowl sink and drainer with mixer tap. A 70cm induction hob sits beneath a stainless steel chimney-style extractor, set against a sleek glass splashback. Stylish metro-style tiles complement the array of base and drawer units, paired with matching wall cupboards for ample storage. There are allocated spaces for both a fridge/freezer and dishwasher and the kitchen also benefits from a built-in stainless steel Smeg oven. Dual aspect windows to the front and side allow for plenty of natural light.

UTILITY ROOM 9'10" x 6'6" (3 x 2)

With plumbing for a washing machine, space for a tumble dryer window and door to rear aspect

From the entrance area, an opening leads to the inner hallway, where there is a large storage cupboard. A loft hatch gives access to the roof space and doors lead to bedroom one.

BEDROOM ONE 15'7" x 11'4" (4.77 x 3.46)

A generous bedroom, with a window to the rear aspect overlooking the garden and a built-in wardrobe with further overhead storage and there are two wall lights.

BEDROOM TWO 12'6" x 9'6" (3.82 x 2.9)

With a window to the rear aspect overlooking the garden.

BEDROOM THREE 10'9" x 7'5" (3.28 x 2.28)

With a window to the side aspect.

BATHROOM

The bathroom is nicely appointed, featuring a modern P-shaped bath with a glass screen, easy-clean splashback panels, a large drencher shower head and an additional handheld wand. A dual-flush w.c. with concealed cistern sits alongside a wash hand basin set within a vanity unit, offering useful drawer storage, complemented by a mirrored medicine cabinet with integrated touch-control lighting. Further features include an extractor fan above the shower, a ladder style heated towel radiator, an obscure-glazed side window and attractive wood effect flooring. The space is finished with contemporary downlighters for a bright, stylish ambience.





OUTSIDE

To the front of the property there is a driveway with parking for several vehicles and a lawned area with mature hedging and beds at its border. Pedestrian gated access is gained down the side of the property that leads to the rear garden which is nicely enclosed by wood panel fencing and a Cornish stone wall, with lawned area and a super garden room.

GARAGE 17'11" x 9'9" (5.47 x 2.99)

Having car port to the front with up and over door, power and light.

GYM/HOME OFFICE 9'7" x 9'7" (2.93 x 2.93)

A versatile useful space, which we are advised has been insulated and has a window, power and is lit by a number of downlighters, two glazed doors to the front.

SERVICES

Mains water, electricity, drainage and gas.

COUNCIL TAX

Council Tax Band D.

WHAT3WORDS

jockers.when.icebergs

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.

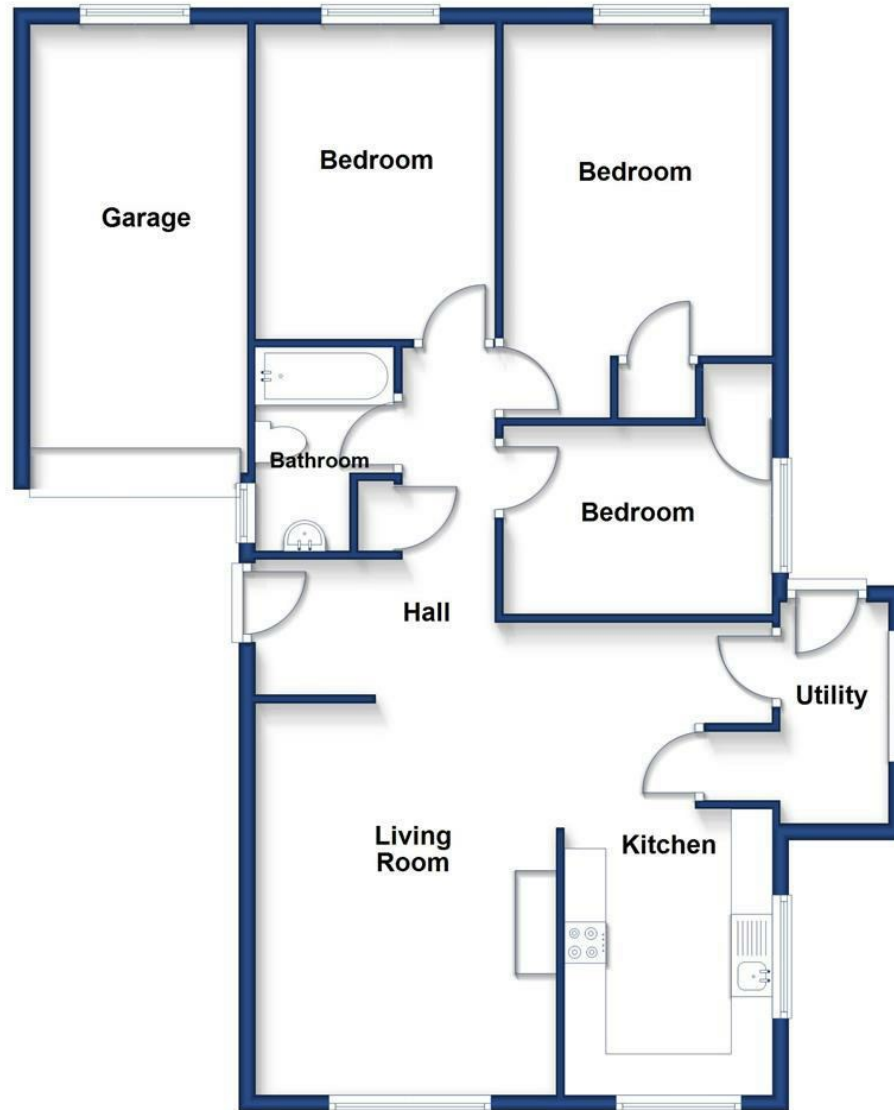
DATE DETAILS PREPARED.

4th December 2025.



Ground Floor

Approx. 100.5 sq. metres (1081.6 sq. feet)

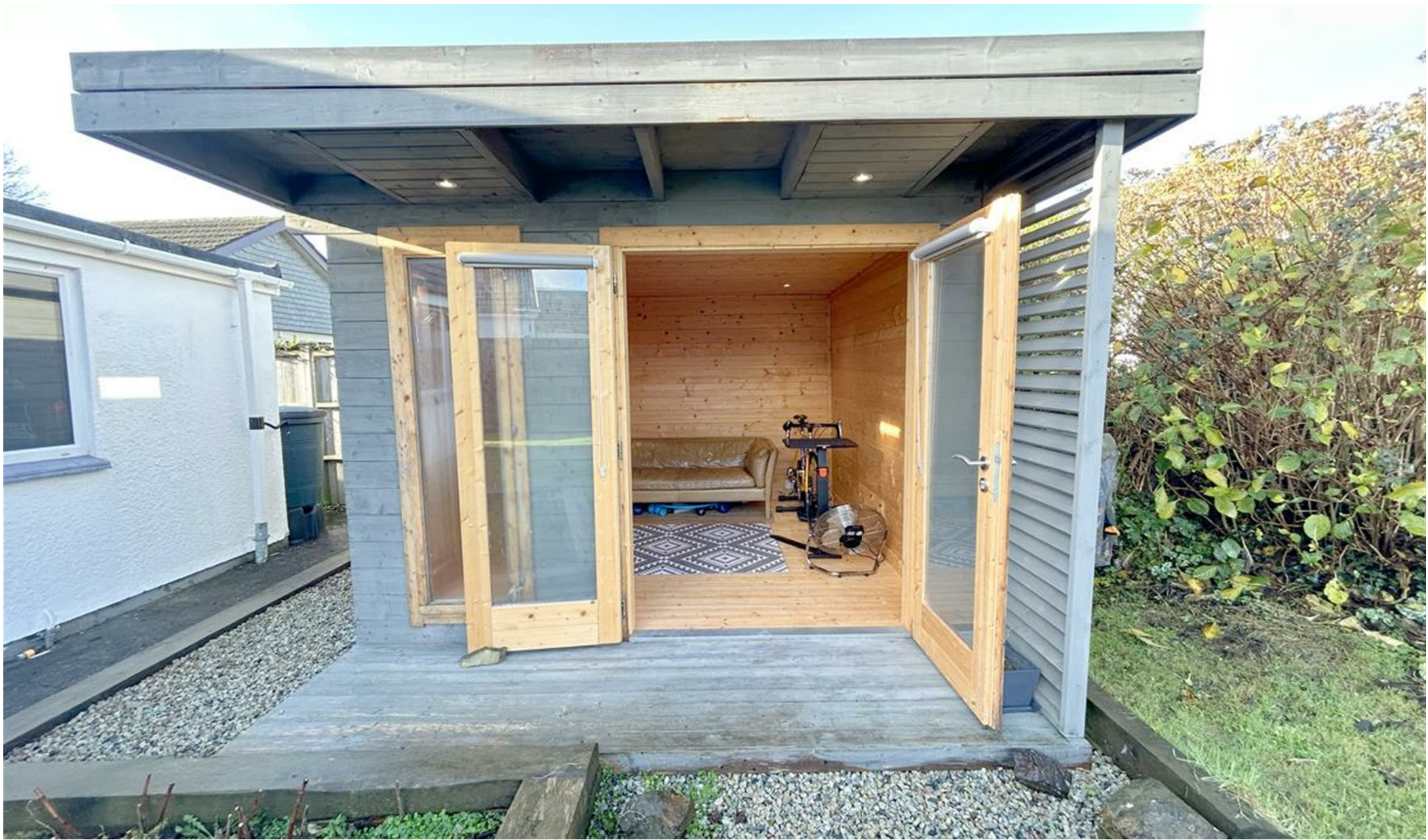


Total area: approx. 100.5 sq. metres (1081.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(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. Lease 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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