



**60 Glenhaven Park, Helston, TR13 8PW**

**£92,500 Leasehold**

**CHRISTOPHERS**  
ESTATE AGENTS



## 60 Glenhaven Park

- BEAUTIFULLY PRESENTED PARK HOME
- ONE BEDROOM
- LPG CENTRAL HEATING & DOUBLE GLAZING
- OFF ROAD PARKING
- USEFUL GARDEN SHED
- PLEASANT GARDEN AND PATIO
- POPULAR GLENHAVEN RESIDENTIAL PARK
- LEASEHOLD
- COUNCIL TAX A
- EPC EXEMPT











Situated on the popular Glenhaven residential park, this beautifully presented park home offers comfortable and well proportioned accommodation. The property benefits from LPG central heating and double glazing ensuring year round comfort.

Externally, the home has pleasant gardens, featuring a lawned area, patio area which would seem ideal for al fresco dining and a useful garden shed providing additional storage. A parking space is also included, offering convenient off road parking.

In brief, the accommodation comprises a kitchen/diner, lounge, bathroom and a bedroom.

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 APPROXIMATE)**

##### **STEPS UP AND DOOR TO THE KITCHEN/DINER**

**KITCHEN/DINER 16'9" x 16' (narrowing to 5'6") (5.11m x 4.88m (narrowing to 1.68m))**

A L-shaped room with windows to the side, a door to the rear garden and a built-in cupboard.



### KITCHEN AREA

An attractive stylish kitchen, with a circular sink unit with drainer and an instant hot water tap and mixer tap over. There are cupboards and drawers under and wall cupboards over. Built-in appliances include an oven, microwave and hob with hood over. There is space for a washing machine and fridge/freezer, whilst a cupboard houses the boiler.

### LOUNGE 11'6" x 9'9" (3.51m x 2.97m)

A triple aspect room.

### BEDROOM 10' x 9'6" (maximum measurements) (3.05m x 2.90m (maximum measurements))

With an outlook to the side and having built-in wardrobes.

### BATHROOM

A suite comprising a jacuzzi style bath, with waterfall style mixer tap over. There is a shower cubicle with both rain and flexible shower heads, a close coupled w.c. and a wash basin with waterfall style mixer tap over and cupboards and drawers under. There is a frosted window to the side.

### OUTSIDE

To the outside of the property is a pleasant lawned area, patio area and a useful shed. To the front there is a parking space,

### DIRECTIONS

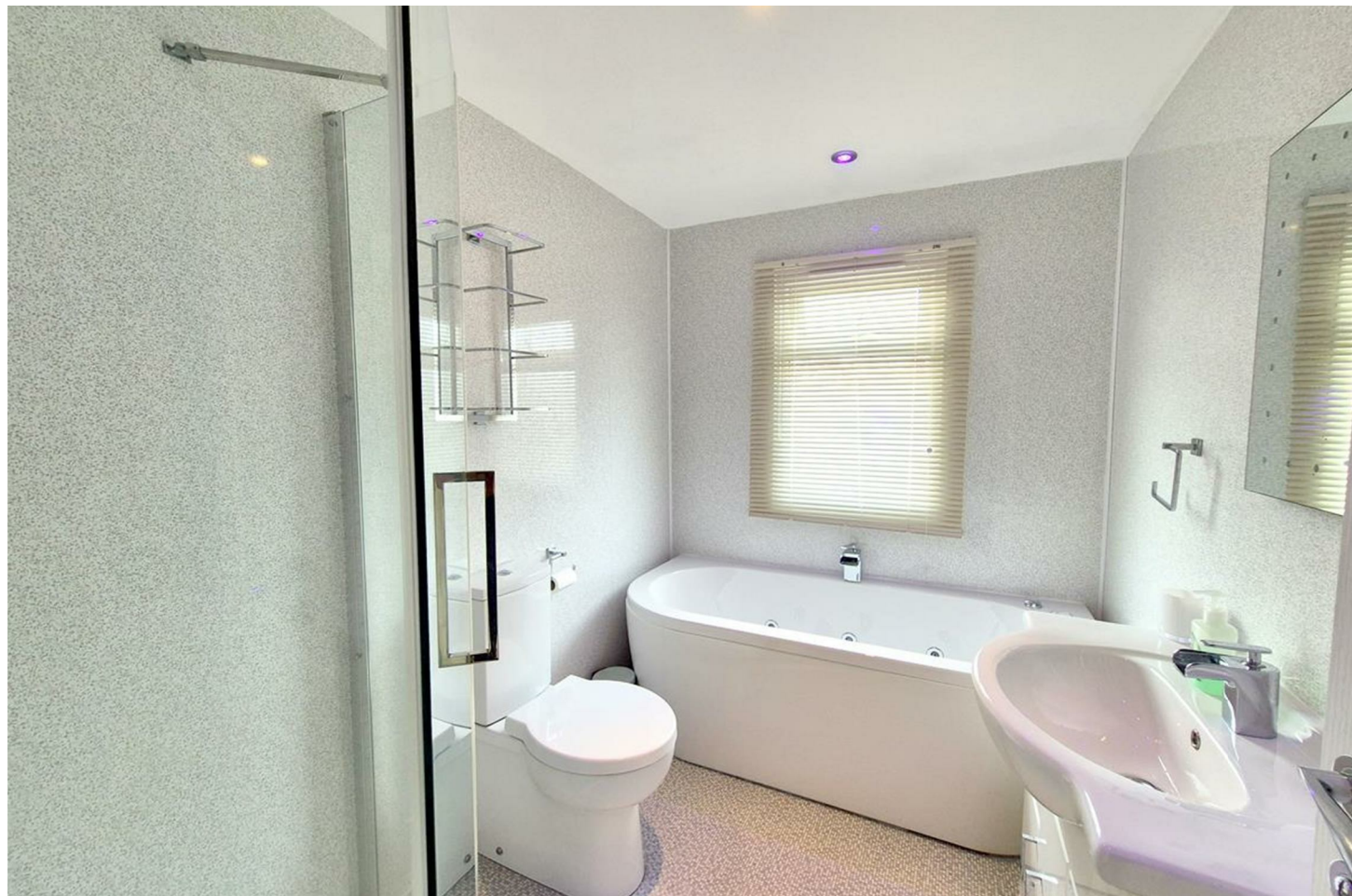
From Helston town centre, proceed up Wendron Street and along Godolphin Road. At the Turnpike roundabout, turn right, follow the road passed Tesco roundabout and just after the traffic lights one will find Glenhaven Park on the left hand side. There is a visitors parking area on the right hand side.

### AGENTS NOTE ONE

The property is a leasehold property and 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

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







### **AGENTS NOTE THREE**

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.

### **SERVICES**

Mains water, electricity and there are LPG bottles which run the central heating.

### **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 A.

### **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.**

10th October 2025.



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

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.

## Christophers Estate Agents

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