



36 Gwealmayowe Park, Helston, TR13 0PE

£145,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

36 Gwealmayowe Park

- SOUGHT AFTER RESIDENTIAL SITE
- EXCELLENT DECORATIVE ORDER
- TWO BEDROOMS
- GARDEN DESIGNED FOR LOW MAINTENANCE
- LPG HEATING
- DOUBLE GLAZING
- COUNCIL TAX A
- FREEHOLD

Situated in the sought after Gwealmayowe Park residential site in the Cornish market town of Helston is this opportunity to purchase a two bedroom park home.

Presented for sale in excellent decorative order, we are advised that the park home is approximately 25 years old and benefits from LPG central heating and double glazing. A real feature of the property is the outside space with good size artificial grass area which would seem ideal for alfresco dining and entertaining.

In brief, the accommodation comprises a kitchen/diner, lounge, hall, shower room and two bedrooms.

Helston serves as the gateway to the stunning Lizard Peninsula and provides an excellent range of amenities including national retailers, a cinema, leisure centre with indoor swimming pool, and a selection of shops and eateries. The beautiful Penrose Estate links the town to the coast and offers miles of picturesque walks and cycle routes—perfect for enjoying the very best of this beautiful part of Cornwall.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

STABLE STYLE DOOR TO

KITCHEN/DINER 15'9" x 8'3" (average measurements)
(4.80m x 2.51m (average measurements))

Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. Built-in appliances include a fridge freezer, washing machine and there is space for an oven with hood over. The room is dual aspect, has partially tiled walls and double doors to

LOUNGE 18'6" x 10'9" (5.64m x 3.28m)

A dual aspect room with door to the hall and door to

ENTRANCE PORCH

With outlook and door to the outside and steps down.

HALL

With door to all remaining rooms, access to the loft and access to a built-in cupboard which houses a boiler.

SHOWER ROOM

Comprising a shower, close coupled W.C. and a wash basin with mixer tap over and cupboards under. There are tiled walls and a tiled floor.

BEDROOM ONE 11'3" x 10'9" (minus door recess) (3.43m x 3.28m (minus door recess))

With outlook to the rear and having an array of built-in cupboards and wardrobes.

BEDROOM TWO 7'9" x 7'6" (average measurements plus door recess (2.36m x 2.29m (average measurements plus door rece)

Having built-in wardrobes and an outlook to the front.

OUTSIDE

There is a good size artificial grass area which would seem ideal for alfresco dining and entertaining. There are three useful sheds and to the rear of the property there is a hard landscaped garden area.

WHAT3WORDS

[publish.cabin.thighs](https://www.what3words.com/publish.cabin.thighs)

SERVICES

Mains water, electricity (which we are advised is billed direct from the site owner) and there are LPG gas bottles which runs the central heating.

AGENTS NOTE ONE

We are advised that you have to be over 55 years old to buy a park home on this site.

AGENTS NOTE TWO

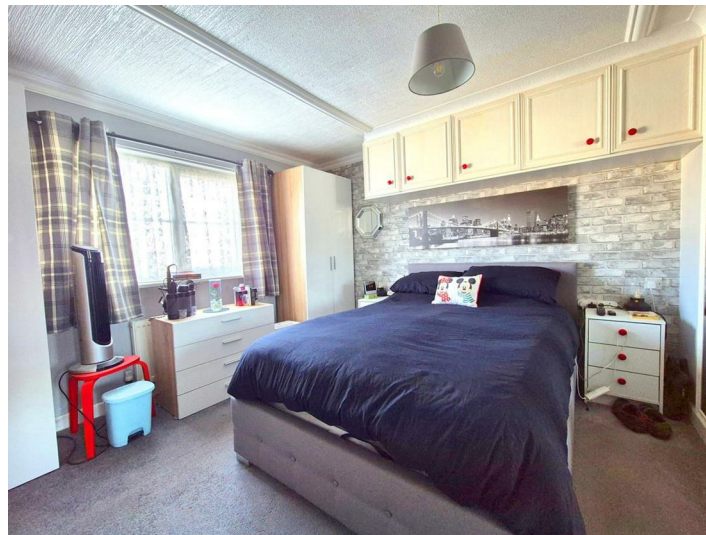
The parking for the site is at the entrance and the owner advises us that if available there could be a garage to rent out.

AGENTS NOTE THREE

We are advised that the service charge is £224.61 per month.

AGENTS NOTE FOUR

We are advised that the tenure for the property is "virtual freehold" meaning that when buying a park home you purchase the physical property outright and lease the land it sits on in perpetuity for the entirety that the home is sited.





AGENTS NOTE FIVE

Please also be aware that on resale of the park home 10% plus VAT on the sale price is payable to the site owner.

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 A.

DATE DETAILS PREPARED.

11th December 2025.

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.





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.



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