



15 Furry Way, Helston, TR13 8SN

£239,950 Freehold

CHRISTOPHERS
ESTATE AGENTS

15 Furry Way

- TWO BEDROOMS
- END OF TERRACE
- COMMUNAL PARKING
- GARDEN
- NICE VIEWS TOWARDS OPEN COUNTRYSIDE
- FREEHOLD
- COUNCIL TAX BAND B
- EPC C72

Nicely tucked away towards the end of this well regarded cul-de-sac, the residence benefits from mains gas central heating, double glazing and a communal parking area.

The property is conveniently situated moments from the town and in particular the amenity area down by the boating lake and the nearby National Trust Penrose estate with its woodland walks and trails to the sea beyond.

Presented to the market in excellent internal and external order the property would make an ideal purchase for first time buyers or an investor.

The accommodation in brief comprises an entrance porch, lounge, and fitted kitchen, whilst on the first floor there are two bedrooms and a well appointed shower room.

Outside the gardens to the front and rear are well maintained with the rear garden having a sun terrace and enjoying nice views towards open countryside.







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, doctors' 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 APPROX)

PART GLAZED DOOR TO

ENTRANCE PORCH

With coat hanging space, alarm keypad, cupboard housing electric consumer unit and a part glazed door to

LOUNGE 16'4" x 14'1" maximum measurements (4.98m x 4.29m maximum measurements)

With a sunny outlook this light and welcoming room enjoys a dual aspect to the side and a bay style window to the front aspect. A contemporary feature fireplace housing an electric fire provides a nice focal point for the room. There is internal opening through to the kitchen, an under stairs storage cupboard, and an opening into the

KITCHEN 13'9" x 6'2" (4.19m x 1.88m)

A nicely appointed fitted kitchen with wood effect worktops and attractive tiled splash-backs. There are a useful range of base and drawer units with wall cupboards over. Built-in appliances include an electric oven and hob with a chimney style hood over, whilst spaces are provided for a fridge/freezer, washing machine and slimline dishwasher. There is a Worcester gas boiler, a ladder style drying radiator, a window to the rear aspect, a spotlight arrangement, contemporary polished grey floor tiling and a part glazed door to the rear garden.

A turning staircase leads to the first floor landing with doors off to

BEDROOM ONE 14'1" x 10'2" (4.29m x 3.10m)

A comfortable double bedroom with twin windows to the front aspect and a storage cupboard with a hanging rail.

BEDROOM TWO 8'10" x 8'2" (2.69m x 2.49m)

With a window to the rear aspect with views over the top of other properties to open countryside beyond

SHOWER ROOM

Well appointed with a generous walk-in shower cubicle that has easy clean splashback and glazed doors. There is a low level w.c, a pedestal wash hand basin set within a vanity unit with mixer tap and a feature touch control mirror over. There is a window to the rear aspect, part wood panelling to dado level, a loft hatch to the roof space, a wall mounted electric heater and polished grey tiling to the floor.

GARDEN

A real feature of this property are the well tended and nicely presented gardens.

The front garden has flower beds with steps leading down to a gate to a further garden area, where there are a number of raised beds housing mature plants, shrubs and roses. A side gate leads onto the communal parking area, whilst a further gate leads along the side of the property, past a covered storage area, and onto the rear garden. This is nicely enclosed, offering good degrees of privacy with mature shrubs and plants including fuchsia, hydrangea and salvia. There is an electric sun awning, an outside tap, a sun terrace with views over the top of other properties and gardens towards countryside beyond. Steps lead down to a further gravelled area with a number of established plants and shrubs at its borders.

PARKING

There is a communal parking area to the side of the property.

SERVICES

Mains electricity, gas, water and drainage.





VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

DIRECTIONS

From Helston town centre proceed down Coinagehall Street and the bottom, bear left into Monument Road. Turn right at the first mini roundabout and left at the second roundabout towards Porthleven. Take the first turning on the left and proceed up the hill into Furry Way. The property is near the end of the cul-de-sac on the left-hand side.

COUNCIL TAX BAND

Band B

MOBILE AND BROADBAND COVERAGE

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/>

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

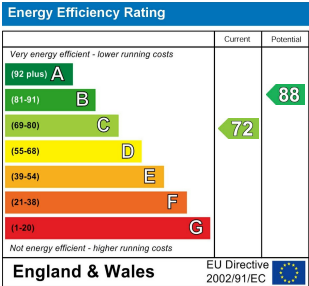
PROOF OF FUNDS - PURCHASERS

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

26th September 2024





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Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

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