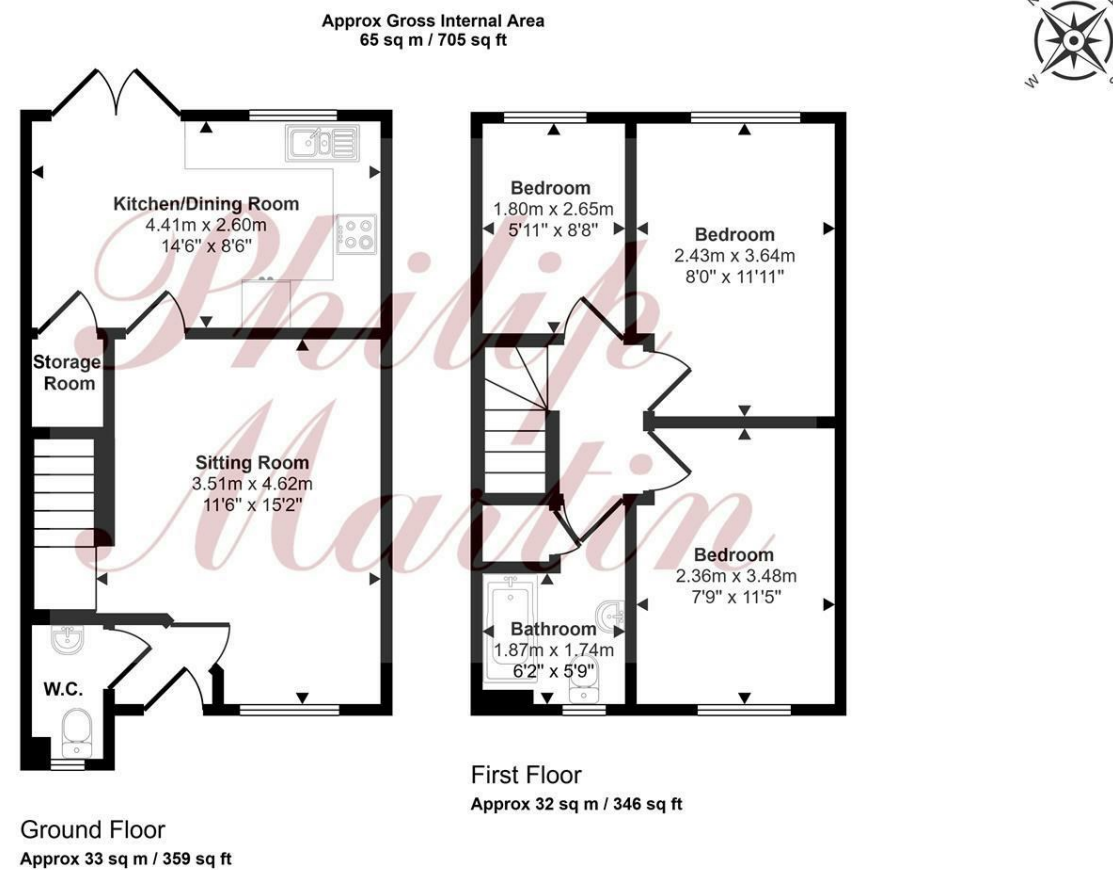


HELLIS WARTHA, HELSTON

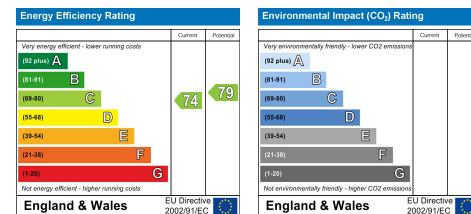


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

KEY FEATURES

- END TERRACE HOUSE
- THREE BEDROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- BATHROOM & CLOAKROOM
- ENCLOSED, LANDSCAPED GARDEN
- TWO OFF ROAD PARKING SPACES
- POPULAR RESIDENTIAL LOCATION
- IMMACULATELY PRESENTED
- VIEWING ESSENTIAL

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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122 HELLIS WARTHA, HELSTON, TR13 8WF IMMACULATELY PRESENTED THREE BEDROOM HOUSE

This three bedroom end terrace property is located with a convenient location, within Helston. The dwelling is within walking distance of a wide range of amenities, as well as the town centre. Well presented, in all, the accommodation includes; sitting room, kitchen/dining room, three bedrooms, bathroom and a cloakroom. There is a landscaped rear garden, and two allocated off road parking spaces to the front. Viewing is highly recommended.

EPC - C. Freehold. Council Tax - B.

GUIDE PRICE £275,000

THE PROPERTY

122 Hellis Wartha is a three bedroom end of terrace property situated in a convenient residential location, within Helston. The dwelling is within walking distance of the town centre and the wide range of amenities on offer. The property has been incredibly well maintained throughout and in all, the accommodation comprises; entrance hallway, cloakroom, sitting room and kitchen/dining room to the ground floor with three bedrooms and a bathroom to the first floor. The property benefits from two off road parking spaces directly in front of the dwelling, as well as an enclosed, landscaped rear garden laid to both patio and lawn. Internal viewing is recommended to appreciate the quality of this dwelling.

LOCATION

The town of Helston is an old market town which lies mid way between Falmouth and Penzance. Helston services as the gateway to the Lizard Peninsula. The town has a mixture of Georgian and Victorian architectural properties and has many historic buildings including the Blue Anchor, Angel Hotel and Guild Hall. It is the home of the famous Flora Day and Furry Dance and provides for a wide variety of daily needs including primary and secondary schools, banks, post office, shops and supermarkets. From Helston there is good access to the Lizard Peninsula as well as west Cornwall where there are many fabulous walks and stunning beaches.

The property is in close proximity to the local play park which is perfect the those with children; whilst there are many Primary School and Secondary Schools (Helston and Mullion) locally. The town has a leisure centre with a swimming pool and a large gym and many other facilities including the boating lake and the beautiful National Trust Penrose Woods. The city of Truro and the towns of

Falmouth, Penzance and Hayle are all within a 20-to-30-minute drive.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE HALL

Radiator. Doors into;

W.C.

Low level w.c, and wall mounted hand wash basin. Obscured window to front. Radiator.

SITTING ROOM

15'1" x 11'6" (4.62m x 3.51m)
Window to front. Radiator. Stairs rising to first floor. Door into;

KITCHEN/DINING ROOM

14'5" x 8'6" (4.41m x 2.60m)
With both window and double doors opening into rear garden and comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset stainless steel sink and drainer unit. Integrated electric over, as well as four ring gas hob with extractor fan over. Space for fridge/freezer and plumbing for washing machine. Ample space for dining room table. Radiator.

FIRST FLOOR

LANDING

Access to loft and doors into;



BEDROOM

11'11" x 7'11" (3.64m x 2.43m)
Window to front. Radiator.

BEDROOM

11'5" x 7'8" (3.48m x 2.36m)
Window to rear. Radiator.

BEDROOM

8'8" x 5'10" (2.65m x 1.80m)
Window to rear. Radiator.

BATHROOM

6'1" x 5'8" (1.87m x 1.74m)
Comprising bath with Electric Mira Sport shower over, hand wash basin and low level w.c. Obscured window to front. Radiator. Airing cupboard housing electric tubular heater.

OUTSIDE

To the front of the property there are two allocated, off road parking spaces. There is a pedestrian path, leading down the side of the property that provides direct access into the rear garden. The back garden has been wonderfully landscaped laid to a combination of patio and lawn, and is completely enclosed and therefore perfect for children and pets.

SERVICES

Mains water, electric, drainage and gas.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

B.

TENURE

Freehold.

DIRECTIONS

what3words ///chilling.boast.flood

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

