



68 Gwelmeneth Albion Road, Helston, TR13 8JJ

£185,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

68 Gwelmeneth Albion Road

- FRESHLY PAINTED THREE BEDROOM END OF TERRACE HOME
- EXCELLENT VALUE FOR MONEY
- SPACIOUS LOUNGE
- VERSATILE ADDITIONAL RECEPTION ROOM / HOME OFFICE / UTILITY SPACE
- THREE GOOD SIZE BEDROOMS WITH BUILT IN STORAGE
- ENCLOSED GARDEN WITH PATIO AND LAWN AND PEDESTRIAN SIDE ACCESS
- ALLOCATED OFF ROAD PARKING SPACE
- WARMED BY GAS FIRED CENTRAL HEATING
- EPC C69
- FREEHOLD COUNCIL TAX A







A freshly painted three bedroom end of terrace home offering spacious and practical accommodation, representing excellent value for money and ideal for first time buyers or growing families alike.

Conveniently situated close to a primary school, children's centre and the town itself, the property also benefits from an allocated off road parking space.

The accommodation begins with a spacious entrance hallway leading through to a generous lounge and a comprehensively fitted kitchen offering ample storage and work surface space. In addition, there is a particularly useful extra room with direct access to the garden, ideal as a utility room, home office or hobbies room.

To the first floor are three good size bedrooms, two of which are comfortable doubles, with all bedrooms benefitting from built in wardrobes or storage. A family bathroom completes the accommodation.

Outside, the garden is a lovely feature of the property with a generous patio seating area and steps leading up to the main lawned garden with mature shrubs and an established tree creating a pleasant outdoor space. There is also the added benefit of pedestrian side access.

Offering versatile accommodation in a convenient location, this is a fantastic opportunity for buyers seeking a well proportioned family home.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

HALLWAY

A spacious hallway with laminate flooring, radiator and stairs rising to the first floor and doors to various rooms.

KITCHEN 11'5" x 9'9" (3.48m x 2.97m)

Fitted with a comprehensive range of base and wall units including drawers and open display shelving with work surfaces over with stainless steel sink and drainer with mixer tap. Space and point for gas oven, space and plumbing for dishwasher and washing machine. Wall mounted Worcester gas boiler, window to front and radiator.

LOUNGE 15'5" x 11'6" (4.70m x 3.51m)

With practical hard flooring, radiator and window to rear overlooking the garden.

UTILITY/STUDY 7'2" x 5'9" (2.18m x 1.75m)

A versatile room perfect as a utility area or perhaps a home office or hobbies room with laminate flooring, power and light, wall mounted storage cupboards and exterior door to rear.

FIRST FLOOR**LANDING**

With linen cupboard, loft access and doors to various rooms.

BEDROOM ONE 11'8" x 9'3" (3.56m x 2.82m)

With fitted carpet, built-in wardrobe, radiator and window to rear overlooking the garden.

BEDROOM TWO 11'2" x 9'7" (3.40m x 2.92m)

With fitted carpet, radiator, built-in wardrobe and window to front offering rural glimpses across surrounding property.

BEDROOM THREE 8'9" x 8'3" (2.67m x 2.51m)

With fitted carpet, built-in wardrobe and radiator, window to rear overlooking the garden.

BATHROOM 7'8" x 5'4" (2.34m x 1.63m)

With suite comprising of a bath with mixer tap and wall mounted shower attachment with tiled surround, pedestal wash hand basin with mixer tap, low level W.C., radiator and obscured window to front.





OUTSIDE

To the front of the property is a low maintenance garden area with borders stocked with established shrubs providing some colour and a path to the front door. The gardens lie mainly to the rear of the property and are a lovely feature. There is a spacious patio area with additional seating area perfect for a summer barbecue with a useful pedestrian gate to the side. Steps lead up from the patio to the garden which is mainly laid to lawn with established shrubs and a mature tree. The rear garden is fully enclosed with fencing and hedging offering a safe area for children and pets. There is an allocated parking space.

AGENTS NOTE

The owner informs us that there is a service charge payable in the sum of £13 per month currently to the Gwelmeneth Management Company and that this contributes towards management of general parts of the estate including walkways, lighting and green areas. The company is managed by residents of the estate and each homeowner is a stakeholder of the management company.

SERVICES

Mains water, electricity, drainage and gas central heating.

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.

7th May 2026.

WHAT3WORDS

landings.utter.myth

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/>

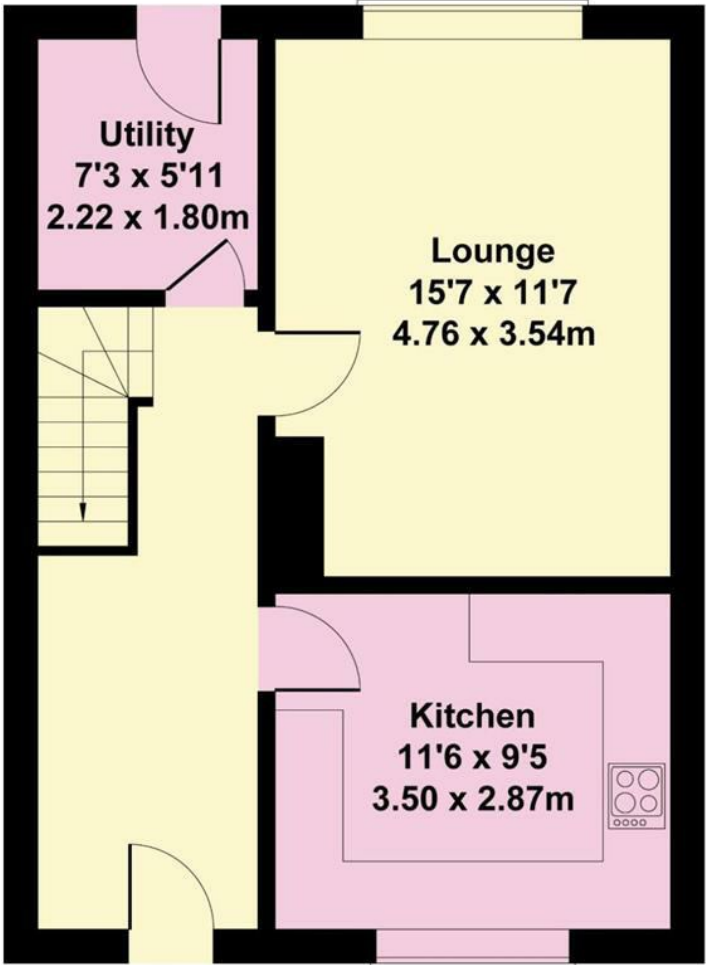
PROOF OF FINANCE - PURCHASERS

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.

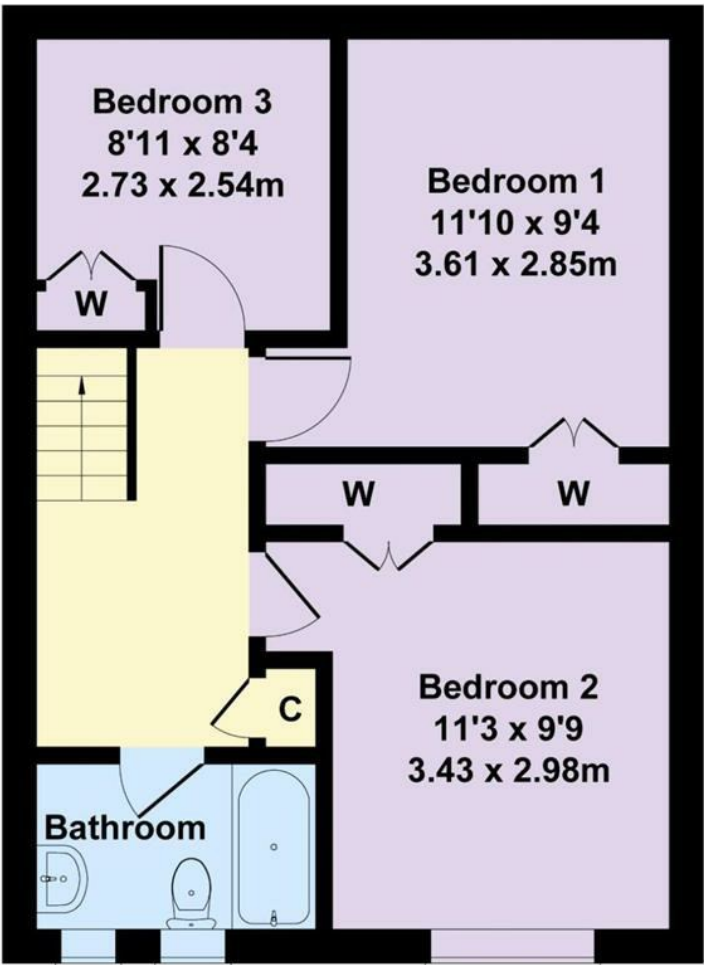


68 Gwel Meneth, Helston

Approximate Gross Internal Area
947 sq ft - 88 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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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