



15 Penberthy Road, Helston, TR13 8AR

£240,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

15 Penberthy Road

- THREE BEDROOM SEMI DETACHED PROPERTY
- IN NEED OF UPDATING TO REALISE ITS FULL POTENTIAL
- WELL SITUATED FOR LOCAL AMENITIES, INCLUDING SCHOOLING
- DRIVEWAY WITH PARKING FOR TWO VEHICLES
- TWO WORKSHOPS
- WELL PROPORTIONED ACCOMMODATION
- A SHORT STROLL FROM THE TOWN CENTRE OF HELSTON WITH ALL OF ITS AMENITIES
- FREEHOLD
- COUNCIL TAX B
- EPC - C72







An opportunity to purchase a three bedroom semi detached property, a short stroll from the town centre of Helston with all of its amenities, although in need of some updating to realise its full potential it offers the basis of a nice family home.

Benefitting from mains gas central heating and double glazing, the property offers well proportioned accommodation is well situated for local amenities, including schooling.

The accommodation in brief provides an entrance hallway, lounge, dining room, fitted kitchen and a rear porch area with two workshops and a w.c. On the first floor there are three bedrooms and the family bathroom. To the outside at the front there is a driveway with parking for two vehicles, whilst to the rear there is a nicely enclosed garden, laid mainly to lawn.

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;

Half glazed door to;

ENTRANCE HALLWAY

With stairs rising to the first floor and doors to;

LOUNGE 18'10" x 10'2" (5.76 x 3.11)

With windows to both the front aspects and there is also an electric feature fire.

DINING ROOM/SECOND RECEPTION ROOM 12'0" x 9'8" (3.68 x 2.95)

With a window to the front aspect, open fire in tiled hearth and surround (not known if working). A sliding door leads back to the;

KITCHEN 13'1" x 6'4" (4 x 1.94)

Comprising fitted kitchen with worktop that incorporates a sink drainer unit. Mix of base and drawer units under with wall units over. Plumbing is provided for a washing machine, window to the rear aspect overlooking the garden and part glazed door to;

REAR PORCH AREA

With door to the front and and doors to;

WORKSHOP 11'1" x 6'7" (3.39 x 2.017)

A useful space with window and service door out onto the garden, power and light,

LEAN-TO WORKSHOP 15'5" x 6'11" (4.7 x 2.12)

Another useful space with window to front aspect.

Stairs rising to the first floor landing with storage cupboard that houses the boiler. Window to the rear aspect with doors to'

BEDROOM ONE 12'10" x 10'2" (3.93 x 3.1)

With window to the front aspect. Built-in wardrobe and shelved storage area.

BEDROOM TWO 9'10" x 9'10" (3 x 3)

With window to the front aspect and built-in wardrobe.

BEDROOM THREE 8'9" x 6'9" (2.69 x 2.08)

With window to the rear aspect.

BATHROOM

Comprising panelled bath with electric shower over. Wash hand basin, w.c., window to the rear aspect and down flow heaters.





OUTSIDE

To the front of the property there is a driveway with parking for two vehicles and a lawned area. Whilst to the rear, the garden is nicely enclosed by a mixture of walls and fencing and has a lawned area.

SERVICES

Mains water, gas, electricity and drainage.

DIRECTIONS

From our office proceed up Wendron Street, along Godolphin Road to the Turnpike roundabouts, turning right proceed down the hill and turn left into Vyvian Place. Taking the first left into Penberthy Road and the property will be found a short distance on the left hand side and is identifiable by our For Sale Board.

VIEWING

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

COUNCIL TAX

Council Tax Band B

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/>

ANTI-MONEY LAUNDERING

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

PROOF OF FINANCE - PURCHASERS

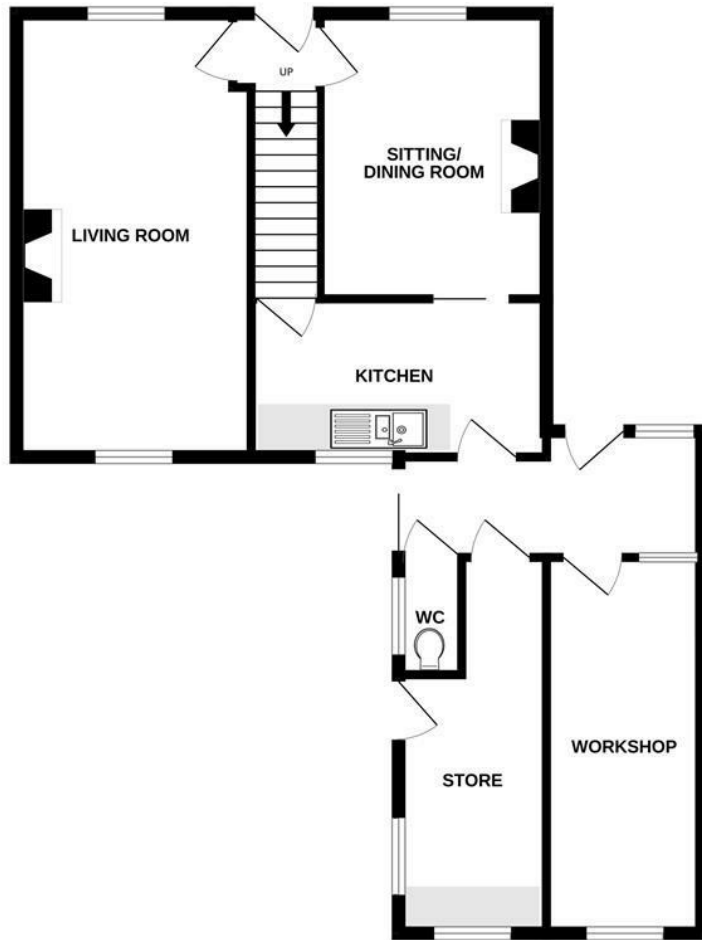
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

5th March 2025



GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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 a property or any other figures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lesser 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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