



41 Manor Way, Helston, TR13 8LJ

£275,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

41 Manor Way

- DETACHED TWO BEDROOM BUNGALOW
- SOUGHT AFTER RESIDENTIAL AREA
- WELL PROPORTIONED ACCOMMODATION
- POTENTIAL FOR MODERNISATION & PERSONALISATION
- ADDITION OF A SUN ROOM
- LOVELY GARDENS TO FRONT & REAR
- DRIVEWAY PARKING & GARAGE
- FREEHOLD
- COUNCIL TAX C
- EPC E53







Situated within the highly regarded residential area of Manor Way in the Cornish market town of Helston, this detached two-bedroom bungalow offers well proportioned accommodation and excellent potential for modernisation and personalisation. Benefitting from the addition of a sun room, the property presents an exciting opportunity for those seeking a home in a sought-after residential location.

A particular highlight of the property is its impressive outdoor space. To the front, there is a beautifully maintained garden, whilst the substantial rear garden enjoys well-established plants and shrubs, attractive lawned areas, a charming summer house, and a useful storage shed. In addition, driveway parking is located to the side of the property and leads to a garage.

In brief, the accommodation comprises an entrance hall, a spacious lounge/diner, sun room, kitchen, bathroom, and two bedrooms.

Helston is an historic and thriving market town offering a comprehensive range of amenities, including national retailers, health centres, a cinema, and a leisure centre with indoor swimming pool. The town is served by well-regarded primary schools and a secondary school with sixth-form provision. It also serves as the gateway to the beautiful Lizard Peninsula, a dedicated area of outstanding natural beauty.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

HALL

With doors to various rooms, an airing cupboard which houses a water tank that houses an immersion heater, door to

LOUNGE/DINER 15'5" x 11'5" (4.7 x 3.5)

With door to the kitchen and double doors and window to

SUN ROOM 15'3" x 7'6" (4.66 x 2.3)

A delightful room allowing lovely views over the well stoked garden. The are French doors to the outside and door to the garage.

KITCHEN 9'5" x 7'9" (2.88 x 2.38)

Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over, space for an oven and a washing machine, the room has partially tiled walls and an outlook over the front garden.

BATHROOM

Accessed from the hall the bathroom comprises a bath with shower over, pedestal wash basin and a close coupled W.C., there are partially tiled walls and frosted window to the front.

BEDROOM ONE 11'5" x 9'5" (3.49 x 2.89)

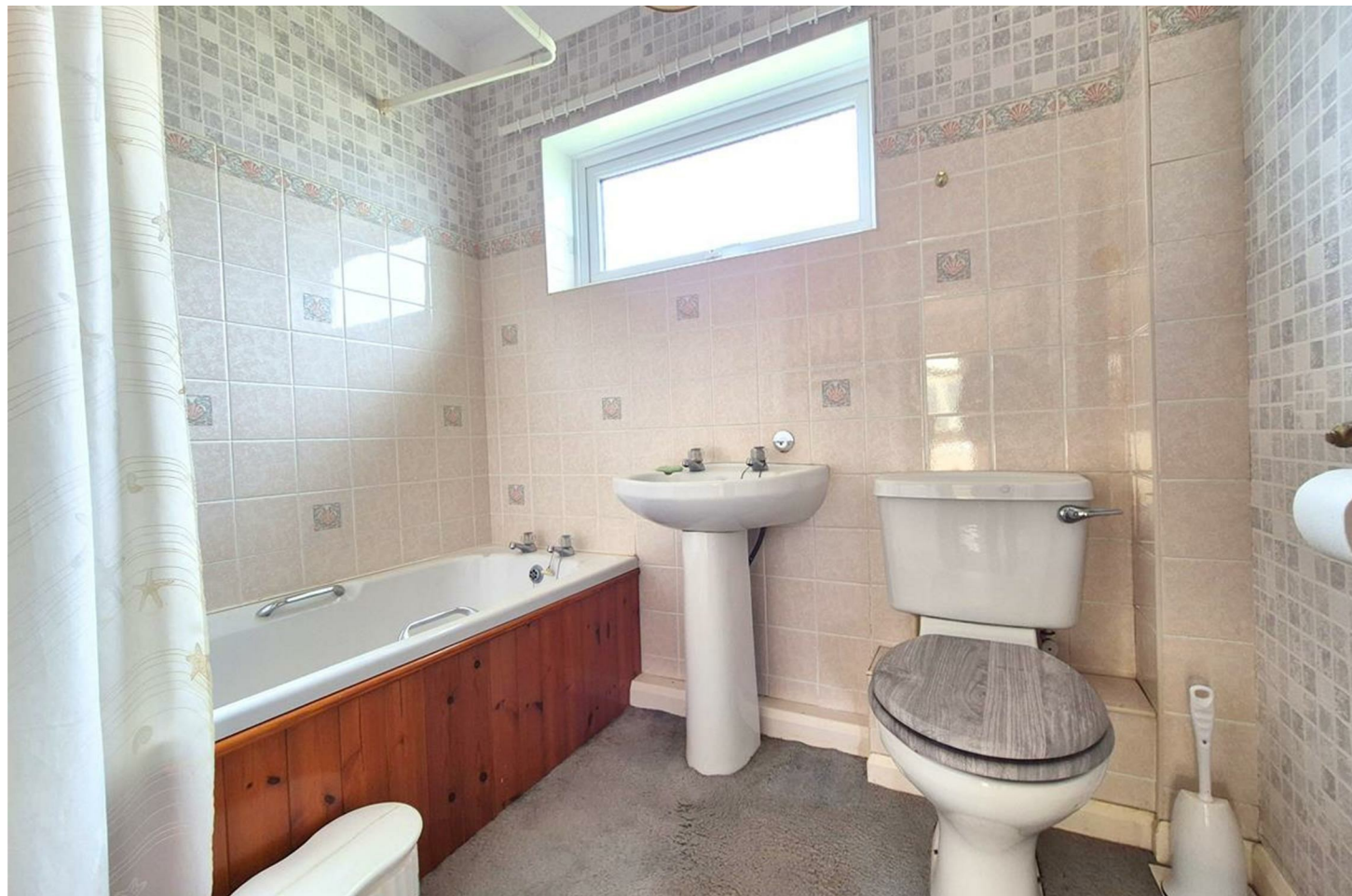
With outlook over the rear garden and having a built-in wardrobe.

BEDROOM TWO 10'5" (narrowing to 8'5") x 7'6" (3.20 (narrowing to 2.58) x 2.30)

With outlook over the front garden.

GARAGE 16'0" x 8'10" (4.9 x 2.7)

Having an up and over door and power.





OUTSIDE

To the front of the property is a beautifully kept front garden which has a lawned area and flower beds with well established plants. To the side a driveway provides parking and leads to a garage. To the rear of the residence is a particularly good size garden which boasts many well established plants and shrubs, further lawned areas, a pleasant summer house and a useful shed. The rear garden is a real highlight of the property.

SERVICES

Mains electricity, water and drainage. Night storage heating.

WHAT3WORDS

shorts.pass.spouting

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 TBC

DATE DETAILS PREPARED.

26th May 2026.



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.

Ground Floor

Approx. 75.8 sq. metres (815.4 sq. feet)



Total area: approx. 75.8 sq. metres (815.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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