



50 Trengrouse Way, Helston, TR13 8AE

£189,950 Freehold

CHRISTOPHERS
ESTATE AGENTS

50 Trengrouse Way

- THREE-BEDROOM END-OF-TERRACE HOUSE WITH FRONT AND REAR GARDENS
- CONVENIENTLY LOCATED CLOSE TO TOWN AMENITIES AND LOCAL SCHOOLS
- REQUIRES REFURBISHMENT, OFFERING EXCELLENT POTENTIAL
- SPACIOUS DUAL-ASPECT LOUNGE AND OPEN-PLAN KITCHEN/DINING ROOM
- THREE BEDROOMS WITH BUILT-IN WARDROBES AND A SHOWER ROOM
- SUNNY REAR GARDEN WITH OUTBUILDING, STORE ROOMS, AND OUTSIDE TOILET
- DOUBLE GLAZING AND GAS-FIRED CENTRAL HEATING
- FREEHOLD
- COUNCIL TAX B
- EPC C72







A well proportioned three bedroom end of terrace house with gardens to front and rear being conveniently located for access to the town and its' amenities.

Although in need of internal refurbishment and renovation to achieve its full potential the property offers the basis of a pleasant family home and is well situated for access to local schooling.

Internally the residence is nicely proportioned with both the lounge and kitchen / dining room enjoying a dual aspect and resulting in light and welcoming living space. The lounge has an electric fire suite and a pleasant outlook over the rear garden, whilst the kitchen / dining room is open plan with a pantry and access to the rear garden.

Upstairs are three bedrooms with useful built in wardrobes and a shower room with a thermostatic shower.

Outside the front garden provides some privacy being partly enclosed by mature shrubs and plants, whilst the rear garden enjoys a sunny aspect and has an outbuilding with an outside store room, toilet and adjacent store.

The accommodation in brief comprises an entrance hall, lounge, open plan kitchen & dining room, whilst upstairs there are three bedrooms and a shower room. The property benefits from double glazing and gas fired central heating.

Helston is widely regarded as the gateway to the stunning Lizard Peninsula, renowned for its picturesque coves, sandy beaches and dramatic coastline. The town offers an excellent range of amenities including national retailers, health centres, a cinema, and a leisure centre with indoor swimming pool. For families, several well-regarded primary schools are close by—Parc Eglos being particularly convenient for this property—along with a secondary school and sixth-form college. A university campus is located in nearby Penryn, approximately twelve miles away.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Part glazed UPVC door to

ENTRANCE PORCH

With opening to staircase and doors off to kitchen / dining room and

LOUNGE 18'9" x 10'1" (5.72m x 3.07m)

A light dual aspect room with an electric fire suite providing a focal point for the room. Windows to both front and rear aspects.

KITCHEN 8'8" x 8' (2.64m x 2.44m)

With beech effect working top surfaces that incorporate a sink with a drainer and a Swan's neck mixer tap over and a Hotpoint electric hob. There are a range of cupboards and drawers under with matching wall cupboards over and an integrated electric oven, whilst space is provided for a washing machine and fridge freezer. The walls are partially tiled and there are windows to the rear and side aspects. Pantry with shelf and electric consumer unit, linoleum flooring and door rear to garden.

DINING ROOM 12' x 9'6" (3.66m x 2.90m)

Light twin aspect room with windows to the front and side. Linoleum flooring.

A staircase rises to the first floor

FIRST FLOOR**LANDING**

With loft hatch to roof space, airing cupboard housing Worcester gas fired boiler, window to rear aspect and doors off to the shower room and all three bedrooms

BEDROOM ONE 12'9 x 10'2 12'9" x 10'2" (3.89m x 3.10m)

Double bedroom with built-in wardrobe having a hanging rail and shelf. Window to front.

BEDROOM TWO 9'8" x 9'6" plus door recess (2.95m x 2.90m plus door recess)

Double bedroom with built-in wardrobe with hanging rail and shelf over. Window to front.

BEDROOM THREE 8'9" x 6'7" (2.67m x 2.01m)

Having a built-in wardrobe with a hanging rail and shelf. Window to rear.

SHOWER ROOM

With suite comprising a low-level w.c, pedestal wash hand basin and a walk-in tiled shower cubicle with a thermostatic shower. There is a mirrored medicine cabinet and an obscure glazed window to the rear.





OUTSIDE

The front garden is partly enclosed by mature shrubs, plants and trees at the borders, providing a degree of privacy. From the entrance a pathway leads to the front door and along the side of the residence to the rear garden and an outbuilding which has a storage shed and outside toilet. Adjacent to this is an outside store.

OUTSIDE STORE 10'9" x 6'5" (3.28m x 1.96m)

With power and light and windows to both side and rear aspects.

GARDEN

The rear garden enjoys a sunny aspect and is nicely enclosed by mature plants and trees at the borders.

SERVICES

Mains electricity, gas, water & drainage

AGENTS NOTE ONE

We are advised that the property is being sold as part of a Deceased estate and that, as such, an application for a grant of probate is being prepared. Further details are available upon request.

WHAT3WORDS

likewise.stuns.finishers

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 B.

DATE DETAILS PREPARED

16th June 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.





Total area: approx. 86.8 sq. metres (933.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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	



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

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

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