

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a three bedroom detached bungalow on the highly regarded Gwealdues estate in Helston.



Situated on a relatively level plot this bungalow enjoys a lovely end of cul-de-sac setting in this popular location. It benefits from mains gas central heating and double glazing.

The accommodation in brief provides an entrance porch, hallway, lounge, fitted kitchen, conservatory, three bedrooms and a shower room. To the outside there is a driveway with parking for several vehicles, car port and garage.

To the rear and a real feature of the property is the lovely enclosed garden planted with many mature plants and shrubs.

The town of Helston is the gateway to the Lizard Peninsula with its stunning feature coves and cliff top walks. It is a bustling market town providing facilities that include national stores, health centres, cinema and a leisure centre with indoor swimming pool. There are a number of well regarded primary schools, a secondary school and a university campus can also be found in the nearby town of Penryn which is some twelve miles distant. At the top of the close one can hail a bus which travels the circular town service route.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

GLAZED DOOR WITH GLAZED SIDE PANEL TO

ENTRANCE PORCH

With glazed door and glazed side panel to

ENTRANCE HALLWAY

With loft hatch to roof space and storage with radiator and slatted shelving. With doors to

LOUNGE 4.79M X 3.29M (15'8" X 10'9")

With stone fireplace (not used), window to the front aspect and hatch back to the kitchen.

KITCHEN 4.71M X 2.53M (15'5" X 8'3")

Comprising fitted kitchen with stone effect worktops incorporating a stainless steel sink drainer with mixer tap with a mixture of base and drawer units under, wall units over, breakfast bar arrangement; whilst spaces are provided for a washing machine, cooker, fridge/freezer and tumble dryer. The room has windows to both the front and side aspects and a serving hatch back to the kitchen there is also a large pantry style cupboard with further storage over.

CONSERVATORY 4.5M X 2.28M (14'9" X 7'5")

A pleasant triple aspect room with views out over the garden with a glazed sliding patio door and tile effect vinyl flooring.

BEDROOM ONE 3.74M X 2.9M (12'3" X 9'6")

With a window to the rear aspect overlooking the garden.

BEDROOM TWO 3.71M X 3.3M (12'2" X 10'9")

With a number of built in wardrobes and drawers and a window to the rear aspect overlooking the garden.

BEDROOM THREE 3.3M X 2.27M (10'9" X 7'5")

With window back to the conservatory and cupboard with further over head storage.

SHOWER ROOM

With a white suite that includes a glazed walk in tiled shower cubicle with Triton electric shower, wash hand basin set into a vanity unit with storage, w.c. with concealed cistern, tiling to the walls, shaver point, towel drying radiator and obscured window to the side aspect.

OUTSIDE

There is a gated driveway with parking for several vehicles whilst to the front the garden has been planted with many mature plants and shrubs. It is also hard landscaped for ease of maintenance.

CAR PORT AND GARAGE 5.56M X 2.65M (18'2" X 8'8")

Power, light, Worcester Bosch gas boiler and window to the rear aspect.

There is gated pedestrian access down both sides of the property which leads to the -

REAR GARDEN

This lovely enclosed space is a real feature of this property with beds and borders planted with mature plants, trees and shrubs. There is a patio seating area, lawned area, useful shed, outside tap and a graveled area. The garden is nicely enclosed by fences and mature hedging which gives it good degrees of privacy.

SERVICES

Mains electricity, gas, water and drainage.

VIEWING

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

DIRECTIONS

From Helston town centre proceed up Wendron Street and along Godolphin Road. At the turnpike roundabouts turn left to Redruth and upon reaching the school field on the left hand side, turn right into Gwealdues. Follow this road to the T junction and turn left and then take the second turning on the right. Proceed straight down into Barton Close and take the first turning on the left and proceed to the end of the road where the property will be found in front of you and identifiable by our For Sale board.

MOBILE AND BROADBAND COVERAGE

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/>

COUNCIL TAX BAND

Band D

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

PROOF OF FUNDS - PURCHASERS

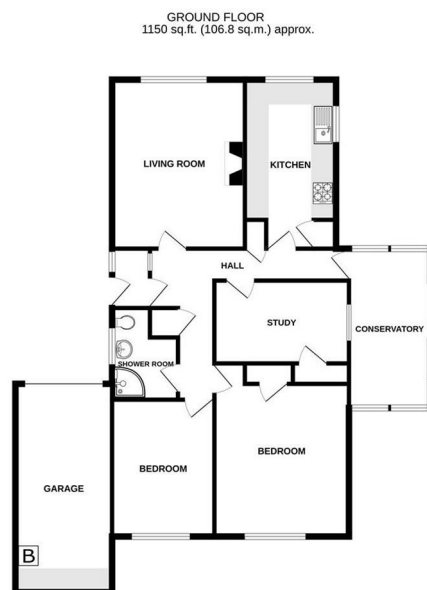
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

24th May 2024

6 BARTON CLOSE, HELSTON, TR13 8LL

PRICE GUIDE £350,000



TOTAL FLOOR AREA: 1230 sq.ft. (106.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the above, the agent does not accept any liability for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any purchase or other transaction. The actual area and layout may vary from the above and the agent does not guarantee the accuracy of the above.

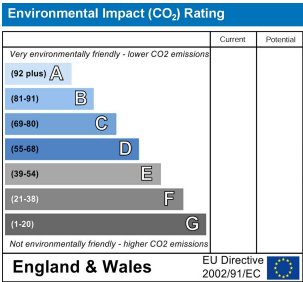
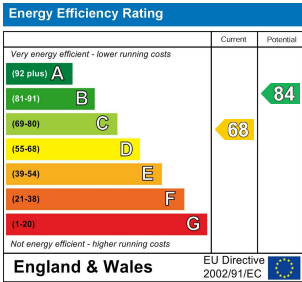


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OFFICES AT
Helston 5 Wendron Street, Helston TR13 8PT
 E: property@christophers.uk.com - T: 01326 565566

Porthleven Fore Street, Porthleven TR13 9HJ
 E: porthleven@christophers.uk.com - T: 01326 573737



Web: www.christophers.uk.com
 Email: property@christophers.uk.com