



36 Manor Way, Helston, TR13 8LJ

£240,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

36 Manor Way

- THREE BEDROOMS
- MID TERRACED
- GARDEN
- GARAGE
- SUMMER HOUSE
- FREEHOLD
- COUNCIL TAX BAND B
- EPC C74

Manor Way is a well regarded area that is handily located for easy access to Helston town, local schooling and the town's amenities.

The property offers the basis of a nice family home, with an open plan lounge with a fireplace and wood burning stove leading on to an open plan dining area and fitted kitchen. On the first floor is a well appointed family bathroom together with three bedrooms.

There are gardens to both the front and rear, with the latter being neatly enclosed with a pleasant patio area, ideal for family barbecues, whilst there is a summer house with power and light.

Providing a modern and comfortable home the property benefits from double glazing, gas fired central heating and has a garage in an adjacent block with informal parking in front of it.

In brief the accommodation comprises an entrance porch, open plan lounge, dining room and kitchen, whilst on the first floor there are three bedrooms and a family bathroom.







Helston is regarded as the gateway to The Lizard Peninsula with its stunning feature coves and clifftop walks. At the bottom of the town is the boating lake which leads onwards to the Penrose walks which is in the ownership of The National Trust where lovely walks can be enjoyed beside Loe Pool, Cornwall's largest natural fresh water lake. The town itself has amenities that include national stores, health centres, restaurants, coffee shops and a leisure centre with indoor pool. Both secondary and primary schooling are also available.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR TO

ENTRANCE PORCH

With wood effect laminate flooring, a coat hanging space, recessed spotlighting, an electric consumer unit and a window with an outlook to the front garden. Door to

LOUNGE 16'2" x 15'1" maximum measurements (4.93m x 4.60m maximum measurements)

A spacious open plan room with a bay window looking out over the front garden. A fireplace with a painted surround, wooden mantle and slate hearth plays host to a wood burning stove and provides a focal point for the room. Archway through to

KITCHEN/DINING AREA 16'1" x 10'1" (4.90m x 3.07m)

KITCHEN AREA

Comprising a fitted kitchen with working top surfaces which incorporate a sink with a drainer and Swans neck mixer tap over with cupboards and drawers under and wall units over. Spaces are provided for a dishwasher, cooker (with chimney style hood and matching splash back over), a fridge / freezer and a washing machine. There is tiling to the floor, tiled splash backs and a window to the rear garden.

DINING AREA

With tiled flooring and twin glazed French doors to the rear garden.

A staircase rises to the first floor.

FIRST FLOOR LANDING

With a loft hatch to the roof space, an airing cupboard housing a Worcester gas fired boiler and doors off to the bathroom and all three bedrooms.

BEDROOM ONE 11'9" x 9'7" (3.58m x 2.92m)

Double bedroom with a window to the front aspect, a built-in wardrobe with louvered doors, with a hanging rail and shelf above.

BEDROOM TWO 10'9" x 9'8" (3.28m x 2.95m)

Double bedroom with a built-in wardrobe with a hanging rail and shelving. Large window to the rear aspect.

BEDROOM THREE 9' x 6'1" (2.74m x 1.85m)

With outlook to the front.

BATHROOM

With a modern white suite comprising a bath with electric shower over, concertina glass shower screen, a low-level w.c and pedestal wash handbasin with a mirrored medicine cabinet over. There is tiling to the walls, patterned vinyl flooring, a chrome ladder style towel rail, recessed spotlighting, an extractor and twin obscure glazed windows to the rear.

OUTSIDE

A gate open out into the front garden from where a pathway leads up to the front doorstep. There is an area for recycling and an area of lawn with borders to the side.

A step leads down from the dining area to the rear patio and garden, which is neatly enclosed with an area of lawn and an adjacent border hosting plants and shrubs. Beyond this is a further area of patio with a summer house which has power and light.

GARAGE 15'5" x 8'6" (4.70m x 2.59m)

Situated in the middle of an adjacent block of three garages and with informal parking in front, there is an up and over door, power and light and a working top surface with drawers under and shelving above.





SERVICES

Mains water, electricity, gas 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 our office proceed up Wendron Street and into Godolphin Road. At the Turnpike roundabouts turn left sign posted Redruth. Proceed up this road taking the second turning on the right which is marked Gwealdues. Proceed down this road until you reach the green where you will turn left. Proceed along this road passing another green on your right hand side bear right and take the next left. Go around the bend and proceed into Manor Way and continue around the bend and take the right hand turning opposite the turning for Manor Close. The property can be found on the left hand side and will be identifiable by our For Sale board.

COUNCIL TAX BAND

Council Tax Band B

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

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 -

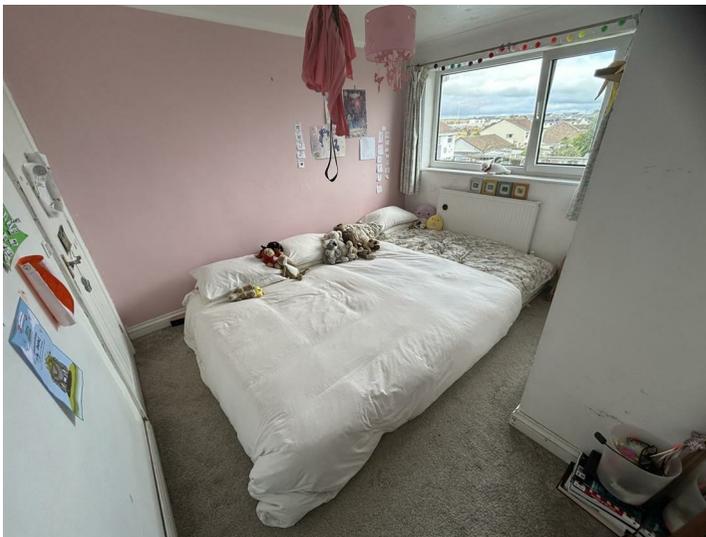
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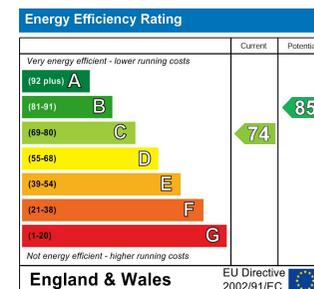
PROOF OF FUNDS - PURCHASERS

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

4th September 2025





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 fences and other 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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