



**49 St. Johns Road, Helston, TR13 8HP**

**£150,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



## 49 St. Johns Road

- TWO BEDROOM PROPERTY
- FANTASTIC RENOVATION OPPORTUNITY
- ENCLOSED GARDEN
- GARAGE
- CLOSE TO BOATING LAKE AND PENROSE ESTATE
- FREEHOLD
- EPC - 1 G
- COUNCIL TAX BAND B

Although in need of renovation to realise its full potential, the property offers the basis of a nice family home in a great location.

The accommodation in brief provides on the ground floor bay entrance area/sunroom lounge, dining room, kitchen and bathroom. On the first floor. There are two bedrooms. To the outside there is a garden to the front and a real bonus in this location, a garage.

Particularly well located for the boating lake, community area and Penrose Estate which is in ownership of the National Trust, where beautiful Lakeside walks can be enjoyed onwards to the coast. It is also a short stroll up the hill to the town centre of Helston.

**THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

Part glazed door to entrance porch/sun room.











**ENTRANCE PORCH/SUN ROOM 9'6" x 5'8" (2.9m x 1.74m)**

A triple aspect room with views over the garden with doors to entrance hallway.

**ENTRANCE HALLWAY**

With doors to -

**LOUNGE 13'8" x 11'3" open measurements (4.18m x 3.43m open measurements )**

With a window to the front aspect.

**DINING ROOM/SNUG 8'9" x 8'6" (2.69m x 2.61m )**

With fireplace on tiled hearth and surround (not tested). Built-in cupboard, picture frame and window to the side aspect, sliding door to inner hallway.

**INNER HALLWAY**

With door to kitchen.

**KITCHEN 8'6" x 7'3" (2.6m x 2.21m )**

With a basic fitted kitchen. Sink drainer and space for cooker. Service door back to garage. Part glazed door to shower room.

**SHOWER ROOM 8'0" x 6'0" (2.45m x 1.85)**

With tiled shower cubicle with electric shower over (not tested), pedestal wash handbasin, close coupled W.C., high level windows.

From the hallway a turning staircase leads to the first floor landing.

**FIRST FLOOR LANDING**

With doors to -



**BEDROOM ONE 13'7" x 10'4" max measurements**

**(4.16m x 3.16m max measurements )**

With windows to both the front and rear aspects.

**BEDROOM TWO 10'7" x 9'7" (3.25m x 2.94m )**

With window to the side aspect.

#### **OUTSIDE**

To the front of the property and enclosed by a wall is a garden laid mainly to lawn.

**GARAGE 14'5" x 8'11" narrowing to 8'6" (4.41m x 2.73m narrowing to 2.6m )**

With up and over door. Service door to the side with further door back to the kitchen.

#### **SERVICES**

Mains water, electricity and drainage.

#### **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/>

#### **VIEWING**

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







#### **DIRECTIONS**

From our office, proceed down Coinagehall Street to the Monument bearing left at the bottom. Proceed onwards to the roundabout and take the road towards Penzance. After a short distance you will come to a set of traffic lights, take a right hand turn here and the property will be found after a short distance on the left hand side.

#### **CONSERVATION AREA**

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

#### **ANTI-MONEY LAUNDERING**

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

#### **PROOF OF FINANCE - PURCHASERS**

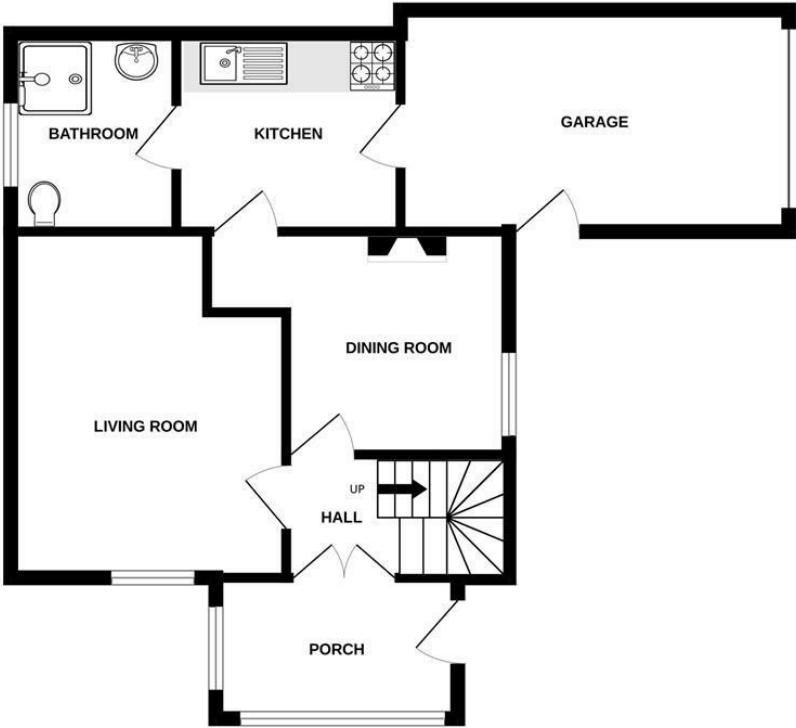
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### **DATE DETAILS PREPARED**

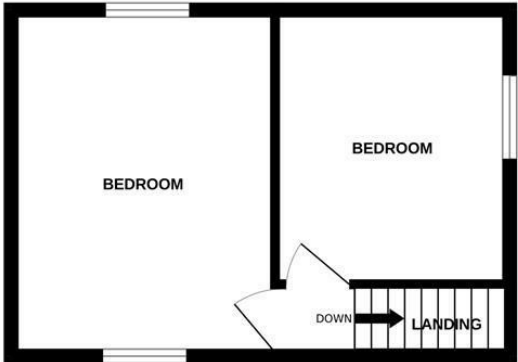
27th January, 2025.



GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.




1ST FLOOR  
270 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>1</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





## Christophers Estate Agents

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