



134 Pendeen Park, Helston, TR13 0SL

£225,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

134 Pendeen Park

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- TUCKED AWAY CUL-DE-SAC LOCATION
- SPACIOUS LOUNGE WITH WOOD BURNING STOVE
- SHAKER STYLE FITTED KITCHEN
- GARDEN TO THE FRONT & REAR
- GARAGE AND DRIVEWAY PARKING
- FREEHOLD
- COUNCIL TAX B
- EPC TBC







Nicely positioned in a tucked away cul de sac, within a well regarded residential area of the town, is this nicely presented two bedroom semi-detached bungalow with gardens to both front and rear, a garage and driveway parking.

Pendeen Park is handily situated moments from the amenities of the town and nearby bus service. The bungalow offers comfortable living accommodation and the basis of a truly lovely home that may appeal to retirees and those seeking to live life on the level.

At the heart of the property is a welcoming lounge / dining room with a feature fireplace and wood burning stove for those cosy nights in and a pleasant outlook over the rear garden. The shaker style fitted kitchen is well equipped whilst the shower room is well appointed and convenient for occupiers. To the front of the residence are two bedrooms with a sunny outlook towards the garden.

To the rear is a nicely enclosed lawned garden in which to sit out and relax in relative privacy, with a store room and service door providing rear access to the garage.

The accommodation in brief comprises an entrance hall, shower room, lounge / dining room, kitchen and two bedrooms. The property benefits from double glazing and gas fired central heating.

Helston is the gateway to the stunning Lizard Peninsula, renowned for its dramatic coastline, secluded coves, and breathtaking cliff-top walks. The town itself is a thriving market town with a wide range of amenities including national retailers, health centres, a cinema, and a leisure centre with indoor swimming pool. From Pendeen Park, there is access to a footpath leading into the picturesque Cober Valley, offering delightful riverside walks. The property is conveniently positioned for well-regarded primary and secondary schools, and the main Helston town bus route can be found at the entrance to the estate.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Canopy porch

Part glazed white UPVC door to

ENTRANCE HALLWAY 11'2" in length (3.40m in length)

With loft hatch to roof space, raised cupboard housing electrics and doors off to shower room, lounge and both bedrooms.

BEDROOM ONE 12'1" x 9'1" (3.68m x 2.77m)

Double bedroom with window enjoying pleasant outlook over front garden.

BEDROOM TWO 9' x 7'2" (2.74m x 2.18m)

With window to front aspect.

SHOWER ROOM

With white suite comprising a low-level w.c, pedestal wash hand basin and a generous tiled walk in curved shower cubicle with sliding doors housing an electric shower. The walls are partially tiled, whilst there is an obscure glazed window to the side aspect and linoleum flooring.

LOUNGE / DINING ROOM 14'1" x 12'5" (4.29m x 3.78m)

A light & welcoming room with a stone fireplace with wooden mantle, stone hearth and a wood-burning stove, providing a suitable focal point for the room. There is alcove shelving, windows looking out over the rear garden and an open archway to the kitchen.

KITCHEN 10'8" x 8'1" (3.25m x 2.46m)

With a shaker style fitted kitchen comprising beech effect working top surfaces incorporating a sink with drainer and mixer tap over, with a pleasing range of base cupboards and drawers under and matching wall cupboards over. Spaces are provided for a gas cooker, washing machine, dishwasher and fridge/freezer, whilst there is a spotlighting arrangement, linoleum flooring and a part glazed UPVC door with side window to the rear garden.

OUTSIDE

The nicely tended front garden is laid largely to lawn with mature conifers & hydrangeas at the borders. A pathway leads around to the front of the bungalow, whilst the driveway provides parking for a number of vehicles and leads, in turn, on to the garage.

The rear garden is neatly enclosed, laid largely to lawn and enjoys good degrees of privacy with established trees, shrubs and plants at the borders.





GARAGE 16'1" x 8'1" (4.90m x 2.46m)

With up and over door, a gas fired boiler, some overhead eaves storage, power and light. Service door to storeroom.

STORE ROOM 7' x 6'9" (2.13m x 2.06m)

With shelving, windows to rear inside and door to rear garden.

SERVICES

Mains electricity, gas, water & drainage.

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.

WHAT3WORDS

legal.ushering.confusion

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.

FLOOD RISK

River & Sea - Very Low

Surface Water - Very Low

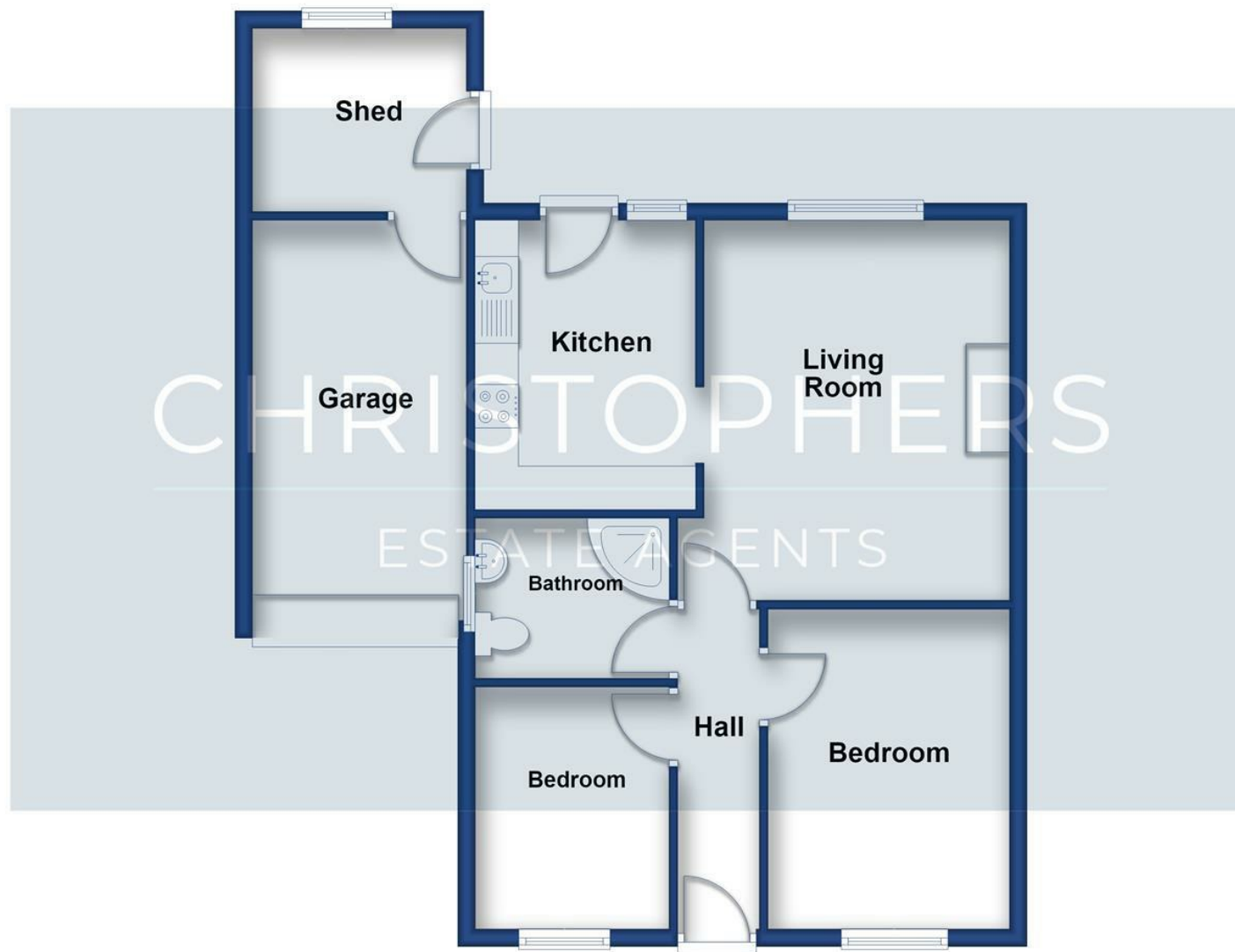
DATE DETAILS PREPARED.

5th August 2026.



Ground Floor

Approx. 67.5 sq. metres (726.9 sq. feet)



Total area: approx. 67.5 sq. metres (726.9 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	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 tenure and lease 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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