



78 Gweal Wartha, Helston, TR13 0SN

£299,950 Freehold

CHRISTOPHERS
ESTATE AGENTS

78 Gweal Wartha

- DETACHED HOUSE
- THREE BEDROOMS
- BEAUTIFULLY PRESENTED
- GARDEN
- GARAGE
- COUNCIL TAX BAND D
- FREEHOLD
- EPC - C7I

This beautifully presented three-bedroom detached home has undergone a host of improvements by the current owner and offers generous and modern living spaces, perfect for family life.

A key highlight is the super living accommodation, featuring a spacious lounge and a generous kitchen/dining room, which has been stylishly refitted with a sleek modern kitchen and integrated appliances—ideal for both everyday family life as well as entertaining.

Upstairs, the first floor hosts three well-proportioned bedrooms, including two doubles and a single. The master bedroom benefits from built-in storage and has provisions in place for an en-suite shower room. From the first floor, you can also enjoy lovely rural views, adding to the home's charm.

Externally, the property boasts a garage and driveway, along with a lawned garden, providing ample outdoor space.

Situated in a sought-after location, this home offers easy access to pretty wooded riverside walks through the Cober Valley, perfect for dog lovers or exploring with your children. Additionally, it is conveniently placed for both primary and secondary schools, with bus routes and the town center within easy reach.

A fine family home in a fantastic location— a viewing is essential to fully appreciate.







LOCATION

Gweal Wartha is a popular and much sought after area of Helston, particularly for those seeking a family home. It offers convenient access to wooded riverside walks through the Cober Valley as well as being conveniently situated on the town bus service route which includes stops at Tesco as well as the Town Centre.

Helston and the surrounding nearby areas boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. The town has a leisure centre with a swimming pool and large gym and many amenity areas including the boating lake and the beautiful National Trust Penrose Woods.

This property is a short drive from the stunning Lizard Peninsula and within a 10 minute drive of the thriving harbour and coastline at Porthleven. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to hallway.

HALLWAY

With radiator, stairs rising to first floor and opening to the lounge.

LOUNGE 15'8" x 12'1" (4.78m x 3.68m)

A lovely calm and stylish room with hard flooring, two radiators, bay window to front and opening to kitchen/dining room.

KITCHEN/DINING ROOM 15'6" x 10'3" (4.72m x 3.12m)

With hard flooring. Fitted with a comprehensive range of contemporary style charcoal base and wall units with work surfaces over and clever pull out storage, composite sink and drainer with mixer tap and integrated appliances to include a washing machine, under counter fridge, under counter freezer, dishwasher, eye level electric oven and an induction hob. Window to the rear offering a rural outlook and double doors to the rear.

FIRST FLOOR LANDING

Window to the side offering townscape and rural views. Loft access, doors to various rooms and large cupboard offering storage and housing the Alpha wall mounted combi boiler.

BEDROOM ONE 15'7" max into the depth of the wardrobe reducing (4.75m max into the depth of the wardrobe reducing)

Radiator, window to front, fitted storage providing hanging and shelving. Opening to en suite.

EN SUITE 5'5" x 2'9" (1.65m x 0.84m)

With tiled cubicle and plumbing for basin and radiator. See agents note.

BEDROOM TWO 10'4" x 9'11" (3.15m x 3.02m)

Radiator, window to the rear offering attractive rural views over the Cober Valley.

BEDROOM THREE 7'6" x 6'3" (2.29m x 1.91m)

Radiator and window to the front.

BATHROOM 6'6" x 6' (1.98m x 1.83m)

With a suite comprising a bath with tiled surround and domestic hot water shower over with drencher head and hand held wand. Low level W.C., wall mounted wash handbasin with mixer tap, chrome effect ladder style radiator, frosted window to rear,

OUTSIDE

To the side of the property is a driveway leading to the garage. A path follows along the side of the property leading to a front patio with front door to the property and gate and steps to the garden. The garden is laid to lawn and enclosed by walls and fence. There is a further small patio area to the rear of the property accessed from the kitchen.

GARAGE

With up and over door.

DIRECTIONS

From Helston town centre, proceed up Wendron Street and along Godolphin Road. At the Turnpike Roundabouts take the left hand turning signposted Redruth and head along the B3297. At the next roundabout turn left onto Water-Ma-Trout and follow this road down the hill over the next roundabout, continue down and around the bend until seeing the last cul-de-sac for Gwealwartha on the right hand side. The property is to be found at the entrance to the cul-de-sac identified by a Christophers For Sale Board.





AGENTS NOTE

The en-suite to the master bedroom has been tiled and the seller informs us that there is provision for an electric shower, wash hand basin and radiator. This has been left for the buyer to finish to their own taste. The seller has informed us that should a buyer wish to purchase the materials to complete the en-suite they would be happy to carry out the fitting between exchange and completion. Please ask for further details.

AGENTS NOTE TWO

The seller informs us that when they purchased the property there was a set of external metal steps leading from the rear patio down to the garden. They have been removed but could be re-instated in the future should the buyer wish to access the garden from the rear of the property as well as the front.

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/>

COUNCIL TAX

Council Tax Band D,

ANTI-MONEY LAUNDERING

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

PROOF OF FINANCE - PURCHASERS

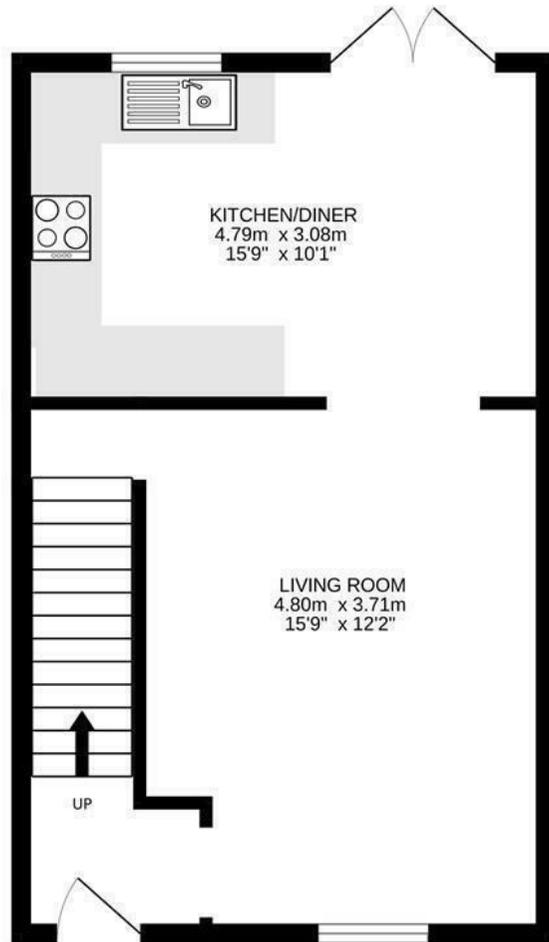
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

4th February, 2025.



GROUND FLOOR



1ST FLOOR



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) A			
(81-91) B			
(69-80) C			
(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	

Current rating: 71 (D)
Potential rating: 85 (B)

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 a property or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fixtures and fittings cannot have their accuracy guaranteed for intending purchasers. Lesser 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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