



11 Gwelmeneth, Helston, TR13 8JH

£175,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

11 Gwelmeneth

- TWO BEDROOM END OF TERRACE HOUSE
- SOLAR PANELS AND MAINS GAS CENTRAL HEATING
- PLEASANT REAR GARDEN
- PATIO AREA AND A USEFUL SHED
- PARKING SPACE
- WELL PROPORTIONED PROPERTY
- FREEHOLD
- COUNCIL TAX A
- EPC C-70







Located in the residential area of Gwelmeneth, in the Cornish market town of Helston, is this two bedroom end of terrace house. The residence, which is well proportioned, offers great potential to prospective purchasers and benefits from solar panels and mains gas central heating. To the outside is a pleasant rear garden, which is mainly laid to lawn and boasts well established plants and shrubs. To the side of the residence is a hard landscaped patio area and a useful shed. We are also advised that there is a parking space for number 11 Gwelmeneth in the parking area nearby.

In brief, the accommodation comprises a hall, lounge, kitchen and completing the ground floor an office. On the first floor is a shower room and two bedrooms.

Helston itself is a bustling market town that stands as a gateway to The Lizard Peninsula which is designated as an area of outstanding natural beauty with many beautiful beaches, coves and cliff top walks. The town has amenities that include, national stores, supermarkets, doctor surgeries, churches and also many clubs and societies. There are a number of well regarded primary schools, a comprehensive school with sixth form college and a leisure centre with indoor heated pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

A DOOR TO THE HALL

HALL

With a door to the office, stairs to the first floor and a door to

LOUNGE 14'3" x 13'9" (4.34m x 4.19m)

With an outlook to the front, a door and window to the kitchen.

KITCHEN 13'6" x 5'3" (4.11m x 1.60m)

Comprising working top surfaces which incorporate a sink unit with drainer, cupboards and drawers under and wall cupboards over. There is space for appliances and the room houses the boiler. Outlook over the rear garden.

OFFICE 6'9" x 5'9" (2.06m x 1.75m)

With a door to the rear garden.

STAIRS AND LANDING

With a window to the front, having a built-in cupboard and doors to both bedrooms and a door to

SHOWER ROOM

Comprising a shower cubicle, pedestal wash basin with mixer tap over and a close coupled w.c. There is a frosted window to the rear.

BEDROOM ONE 11' x 10'6" (plus door recess) (3.35m x 3.20m (plus door recess))

With an outlook to the rear and towards open countryside. There are built-in cupboards.

BEDROOM TWO (UNKNOWN MEASUREMENTS)

With an outlook to the front.

OUTSIDE

The rear garden is mainly laid to lawn and boasts well established plants and shrubs. To the side of the property is a hard landscaped patio area and a useful shed.

SERVICES

Mains electricity, water, drainage and gas.





AGENTS NOTE

We are advised that there is a parking space with 11 Gwelmeneth in the nearby parking area. This can be pointed out on a viewing.

AGENTS NOTE TWO

The Gwelmeneth Management Company carried out ground maintenance on some of the communal areas and we are advised the current charge for this is £156.00 per annum.

DIRECTIONS

what3words

flotation.waggled.arriving

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 A.

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.

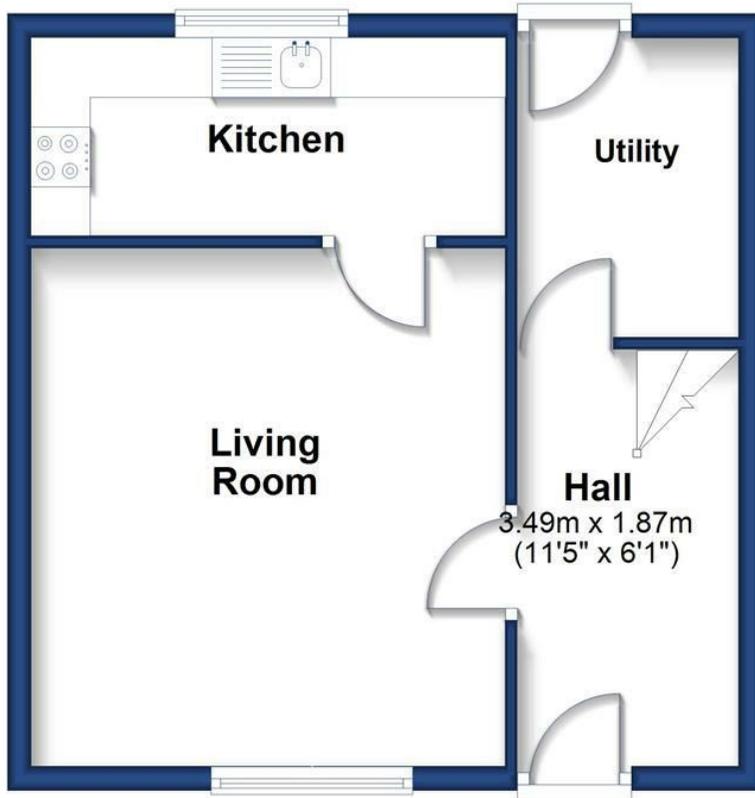
DATE DETAILS PREPARED.

21st November 2025.



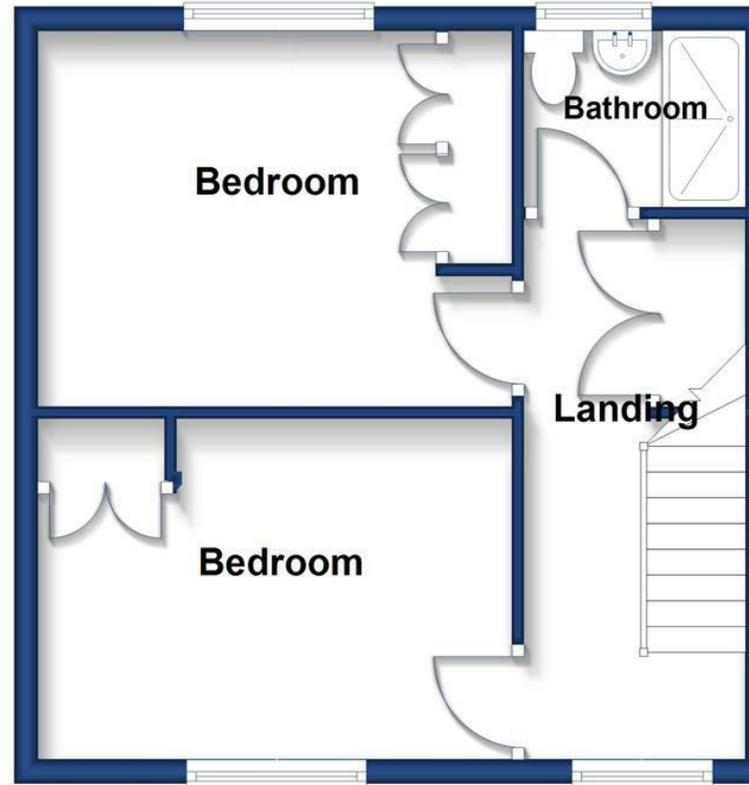
Ground Floor

Approx. 36.4 sq. metres (391.7 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.7 sq. feet)



Total area: approx. 72.8 sq. metres (783.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(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	



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