



**19 Tenderah Road, Helston, TR13 8NT**

**£400,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# 19 Tenderah Road

- BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED BUNGALOW
- WELL PROPORTIONED SPACIOUS ACCOMMODATION
- IMPRESSIVE OPEN PLAN LIVING AREA
- CONSERVATORY
- GOOD SIZE GARDENS
- PARKING
- FREEHOLD
- COUNCIL TAX D
- EPC C69

A beautifully presented four bedroom detached bungalow set in generous gardens within the sought after Cornish market town of Helston. This spacious home offers well proportioned accommodation benefiting from mains gas central heating and double glazing. A standout feature is the impressive open plan family kitchen/diner, a superb space for both everyday living and entertaining.

Externally, the property enjoys very good size gardens, providing excellent outdoor space for families, gardening enthusiasts or those simply wanting to relax and unwind. To the front of the property there is the added advantage of private parking. The residence is particularly conveniently positioned for access to both primary and secondary schooling.

In brief, the accommodation comprises of an entrance porch, hall, lounge, kitchen/diner, inner hall, W.C., bedroom two, rear hall, shower room, W.C., master bedroom, conservatory and two further bedrooms.

Helston, regarded as the gateway to the stunning Lizard Peninsula, offers an enviable lifestyle with nearby feature coves, coastal paths, and dramatic cliff-top walks. The town itself provides a range of national retailers, health centres, a cinema, and a leisure centre with an indoor swimming pool. Well-respected primary and secondary schooling is available locally, while a university campus can be found in nearby Penryn, approximately twelve miles away.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)







#### STEPS UP & DOOR TO

#### ENTRANCE PORCH

With outlook over the town and towards open countryside.

Step up and door to

#### HALL

With door to

**LOUNGE 16'9" x 11'6" (maximum measurements) (5.11m x 3.51m (maximum measurements))**

With outlook to the front over other properties and towards open countryside. There is a media wall with space for an inset TV and space under for an electric fire. Door to

**KITCHEN/DINER 19' (narrowing to 11'3") x 17' (narrowing to 16'6" (5.79m (narrowing to 3.43m) x 5.18m (narrowing to 5)**

An L-Shaped kitchen/diner which is dual aspect, door to the rear hall, opening to the inner hall. This is a fabulous space with the kitchen area comprising working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. Built-in appliances include an induction hob with hood over, two built-in ovens as well as two built-in microwaves, built-in dishwasher and built-in fridge/freezer.

#### INNER HALL

With door to the rear garden, frosted window to the rear, opening to

#### UTILITY ROOM

With space for washing machine and tumble dryer, door to bedroom four and door to

#### W.C.

Comprising a close coupled W.C., wash basin with mixer tap and cupboards under, frosted window to the rear.

**BEDROOM TWO 14' (narrowing to 10'3") x 14'3" (narrowing to 12' (4.27m (narrowing to 3.12m) x 4.34m (narrowing to 3)**

A dual aspect room with frosted window to the side, outlook to the front over other properties and towards open countryside.

#### REAR HALL

Having doors to various rooms and having access to the loft.

### SHOWER ROOM

Comprising of a walk-in shower cubicle with both rain and flexible shower heads, wash basin with mixer tap over and cupboard under. There is a towel rail, frosted window to the side, tiled walls.

### W.C.

Having a close coupled W.C. with frosted window to the side.

### BEDROOM ONE 12'9" x 10'9" (3.89m x 3.28m)

With double doors to

### CONSERVATORY 9'9" x 7'6" (2.97m x 2.29m)

A triple aspect room with outlook over the rear garden and having a heated towel rail.

### BEDROOM THREE 12'9" (narrowing to 9'6") x 8'9" (3.89m (narrowing to 2.90m) x 2.67m )

With outlook to the rear garden.

### BEDROOM FOUR 9'6" x 6'9" (2.90m x 2.06m)

Having an outlook to the rear garden.

### OUTSIDE

The outside space is a real feature of this property with gardens to the front and rear which are laid mainly to lawn with well established plants and shrubs. The rear garden is a particular highlight due to its very generous size and to the rear of the garden is a stone chipped area for ease of maintenance and would seem ideal for alfresco dining and entertaining. There is a useful shed located to the rear of the garden. To the side of the property is a pleasant enclosed courtyard whilst to the front of the residence is a useful parking area.

### WHAT3WORDS

monopoly.buzzards.sharpen

### SERVICES

Mains water, electricity, drainage and gas.

### 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





**DATE DETAILS PREPARED.**

24th February 2026.

**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.



## Ground Floor

Approx. 113.4 sq. metres (1220.2 sq. feet)



Total area: approx. 113.4 sq. metres (1220.2 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 69                      | 78        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



## Christophers Estate Agents

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