



143 Pendeen Park, Helston, TR13 0SL

£315,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

143 Pendeen Park

- BEAUTIFULLY PRESENTED & WELL PROPORTIONED ACCOMMODATION
- THREE BEDROOM SEMI-DETACHED HOUSE
- WELL REGARDED RESIDENTIAL AREA
- GARDENS TO THE FRONT & REAR
- PARKING & GARAGE
- FREEHOLD
- COUNCIL TAX C
- EPC C69







A beautifully presented three-bedroom semi-detached home, located in a cul-de sac setting in a well regarded residential area of the popular market town of Helston.

The well-proportioned accommodation benefits from mains gas central heating and double glazing. The ground floor comprises an entrance area, a generous lounge/diner featuring an attractive fireplace, and a beautifully fitted kitchen.

To the first floor are three bedrooms and a modern family bathroom.

Externally, the property offers off-road parking and a garage, along with gardens to both the front and rear. The rear garden is particularly appealing, being nicely enclosed and ideal for families or outdoor entertaining.

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)

PART GLAZED DOOR TO

ENTRANCE AREA

With stairs rising to the first floor and laminate flooring with doors to

LOUNGE/DINING ROOM 24'7" x 15'9" (narrowing to 12'7") (7.5 x 4.82 (narrowing to 3.86))

A lovely space with windows to the front and side aspects, wood effect laminate flooring, a gas living flame fire set on a marble effect hearth and surround and a useful understairs storage cupboard with door to

KITCHEN/BREAKFAST ROOM 14'11" x 9'8" (4.55 x 2.96)

A nicely appointed white kitchen comprising butchers block wood effect worktops that incorporate a five burner Baumatic gas hob and stainless steel sink drainer unit. A mix of base and drawers under, wall units over, spaces are provided for a dishwasher, fridge freezer and washing machine, Neff built-in oven, window to the rear aspect overlooking the garden, feature shelving, part glazed door to the side aspect and vinyl flooring.

FIRST FLOOR

LANDING

With cupboard housing an immersion heater. Doors to

BEDROOM ONE 13'8" x 8'11" (4.19 x 2.72)

With a window to the rear aspect enjoying a far reaching view over the top of other properties toward open countryside.

BEDROOM TWO 10'4" x 8'11" (3.16 x 2.73)

With a window to the front aspect.

BEDROOM THREE 7'4" x 6'8" (2.26m x 2.04m)

With a window to the front aspect.

BATHROOM

Comprising suite with panelled bath having tiled splashback with Triton electric shower over, close coupled W.C., wash hand basin, tiled splashback and mirrored cabinet over, vinyl flooring, feature shelving and obscured window to the side aspect.

OUTSIDE

To the front of the property there is driveway with parking for two vehicles and a car charging point that leads to -





GARAGE 16'4" x 6'8" (5 x 2.04)

With power, light, eaves storage and remote control electric door.

GARDENS

There are gardens to the front and rear the latter of which is nicely enclosed by walls and comprising of a lawned area, patio seating area and outside tap.

WHAT3WORDS

snacks.shred.responses

SERVICES

Mains gas(boiler situated in loft) 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 C.

DATE DETAILS PREPARED.

17th December 2025.

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.

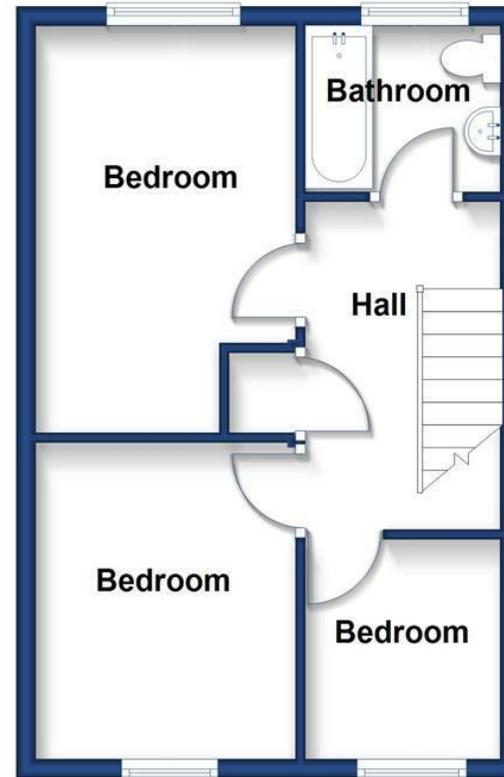




Ground Floor
Approx. 51.6 sq. metres (555.3 sq. feet)



First Floor
Approx. 36.6 sq. metres (393.4 sq. feet)



Total area: approx. 88.1 sq. metres (948.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(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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