

Casterills Road, Helston, TR13 8BJ

£375,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Casterills Road

- WELL-PRESENTED THREE-BEDROOM BUNGALOW
- HIGHLY REGARDED RESIDENTIAL LOCATION
- SPACIOUS LOUNGE & OPEN-PLAN KITCHEN/DINING ROOM
- BEDROOM WITH EN-SUITE SHOWER ROOM
- ENCLOSED REAR GARDEN, PREDOMINANTLY LAID TO LAWN
- GAS CENTRAL HEATING & DOUBLE GLAZING
- FREEHOLD
- COUNCIL TAX BAND D
- EPC C71

A well-presented three-bedroom bungalow occupying a level plot in a highly regarded residential area of the town. Ideally positioned for convenient access to a range of local amenities, including Sainsburys supermarket and The Cottage Hospital, the property is also within easy reach of the beautiful walks and the surrounding countryside of the National Trust, Degibna and Penrose.

The accommodation in brief provides a welcoming lounge and an open-plan kitchen/dining room which enjoys a nice outlook over the front garden. There are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a separate family bathroom.

To the rear, a walled garden, predominantly laid to lawn, provides a pleasant outdoor space.

Further benefits include gas-fired central heating, double glazing and a staircase leading to an upper landing, with substantial loft storage areas. These spaces may offer potential for conversion, subject to obtaining the necessary planning permissions and building regulation approvals.

An appealing bungalow offering comfortable single-storey living, a pleasant garden and potential to further enhance the accommodation, all within a desirable residential setting.







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)

ENTRANCE PORCH
Triple aspect room with tiling to the floor and door to:

LOUNGE 12'9" x 11'7" (3.89m x 3.53m)
A pleasant room with a window to the front aspect and an door to:

INNER HALLWAY
'L' shaped with a service door to the side aspect, a storage cupboard housing a Vaillant gas fired boiler and an electric consumer unit, an under stairs cupboard, staircase to the first floor and doors to:

KITCHEN/DINING ROOM

KITCHEN AREA 18'7" x 10'9" (5.66m x 3.28m)
Comprising a cream fitted kitchen with a good range of cupboards, drawers and eye-level units. Granite effect working top surfaces incorporate a one and a half bowl ceramic sink with side drainer and Swan's neck mixer tap over with tiled splash backs. Spaces are provided for a dishwasher, washing machine, fridge and electric cooker, which has a chimney style stainless steel hood over. There are recessed spotlights and a large window to the side aspect.

DINING AREA
Open plan and enjoying a sunny outlook with wood laminate flooring, pendant light and a large window overlooking the front garden and driveway.

BEDROOM ONE 13'9" x 11'9" (including en suite) (4.19m x 3.58m (including en suite))
Double bedroom with window with outlook to rear garden and door to

EN SUITE SHOWER ROOM

Comprising a low-level w.c., wall mounted wash handbasin with mixer tap, tiled splash back ,shaving light, recessed lighting and a tiled shower cubicle housing a thermostatic shower with drencher head.

BEDROOM TWO 13'9" x 12' (including built in wardrobe) (4.19m x 3.66m (including built in wardrobe))

Comfortable double bedroom with a built in wardrobe with hanging rail and storage and a large window overlooking the rear garden.

BEDROOM THREE 8'6" x 7'2" (2.59m x 2.18m)

With window to side aspect.

BATHROOM

With a white suite comprising a panelled bath with a tiled surround, a concertina shower screen, thermostatic shower with drencher head, low-level w.c. and a pedestal wash hand basin. There is a louvered door to the airing cupboard with slatted shelving, a mirrored medicine cabinet, recessed spotlighting, an extractor and twin obscure glazed windows to the side aspect.

A staircase rises to the first floor where there are two generous loft rooms.

LANDING

With Velux window and twin doors opening into a partly boarded loft space.

OUTSIDE

A driveway leads up to the residence and provides parking for a number of vehicles. The front garden enjoys a sunny outlook and is laid largely to lawn with established plants and shrubs at its borders. Beyond the driveway to the rear is a pleasant walled lawned garden with a shed and a pathway to the side.

SERVICES/UTILITIES

Mains, electricity, gas, water and drainage.

COUNCIL TAX BAND

Band D

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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













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 FUNDS - 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

29th October 2026.

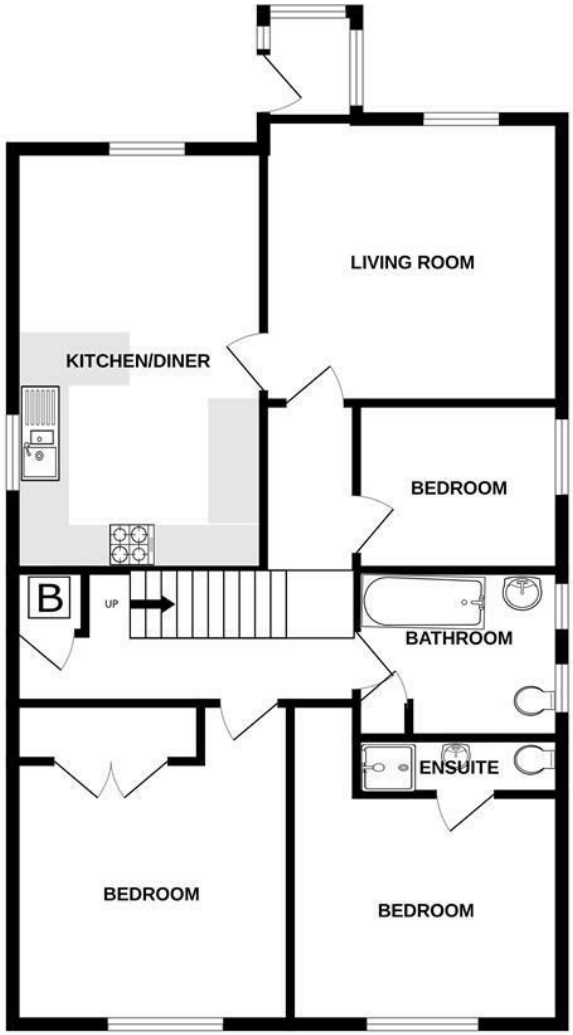
WHAT3WORDS

relating.woke.node

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

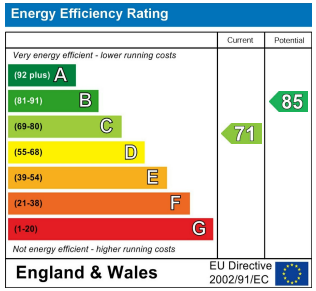
GROUND FLOOR
948 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

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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PROUD GUILD MEMBER
THE GUILD PROPERTY PROFESSIONALS



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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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