



72 Manor Way, Helston, TR13 8LZ

£265,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

72 Manor Way

- DETACHED BUNGALOW
- TWO BEDROOMS
- FRONT & REAR GARDENS
- GARAGE IN NEARBY BLOCK
- COUNCIL TAX BAND C
- FREEHOLD
- EPC - E46

Situated in the popular residential Gwealdues Estate, in the Cornish market town of Helston, is this two bedroom detached bungalow. The residence, which benefits from double glazing and night storage heating, is well proportioned and has gardens to both the front and rear. To the rear of the property a garage is located in a block of garages close by.

In brief, the accommodation comprises a hall, lounge/diner, kitchen 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)

Door to

HALL

With doors to all internal rooms, access to the loft and door to a built-in cupboard.

LOUNGE 15'6" x 11'6" (4.72m x 3.51m)

With outlook to the rear garden and patio doors to the outside.

KITCHEN 9'6" x 7'9" (2.90m x 2.36m)

Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space for an oven and a washing machine. The room has partially tiled walls, an outlook to the front and a door to the outside. Airing cupboard which houses a water tank with immersion heater.

SHOWER ROOM

Comprising a close coupled W.C., pedestal washbasin and a shower cubicle. There is a towel rail, tiled walls and frosted window to the front.

BEDROOM ONE 11'3" x 9'3" (3.43m x 2.82m)

Outlook to the rear. Built-in wardrobe.

BEDROOM TWO 8'6" x 7'6" (2.59m x 2.29m)

Outlook to the front and built-in wardrobe.

OUTSIDE

To the outside there are gardens to the front and rear of the property which are mainly laid to lawn and boast well established plants and shrubs. The rear garden provides a pleasant patio area.

GARAGE

Located close to the property in a nearby block of garages.

SERVICES

Mains electricity, water and drainage.

DIRECTIONS

From our office proceed up Wendron Street and into Godolphin Road. At the Turnpike roundabouts turn left sign posted Redruth. Proceed up this road taking the second turning on the right which is marked Gwealdues. Proceed down this road until you reach the green where you will turn left. Proceed along this road passing another green on your right hand side bear right and take the next left. Go around the bend and continue to follow the road down until reaching a T-Junction. Turn right here and you will shortly see the property on your right hand side identified by our For Sale board.

what3words: Verge Wink Hound

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.





COUNCIL TAX

Council Tax Band C.

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/>

DATE DETAILS PREPARED

3rd December, 2024.

ANTI-MONEY LAUNDERING

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

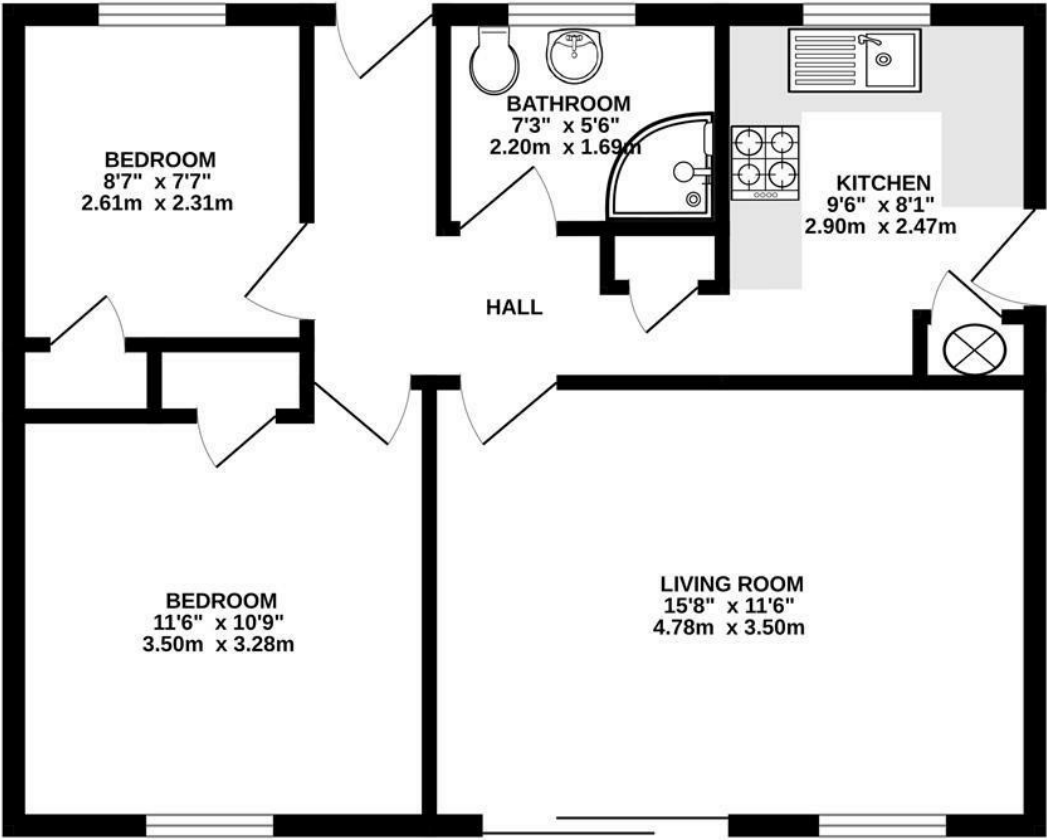
PROOF OF FINANCE - PURCHASERS

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.



Holston Flora Day picture for marketing purposes only.

GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		46
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 figures (e.g. fittings, fixtures, roof terraces, balconies and communal gardens) as well as tenure and lease details 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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