

10 Plover Avenue, Helston, TR13 8FW

£190,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

10 Plover Avenue

- TWO DOUBLE BEDROOM HOME
- ALLOCATED PARKING
- ENCLOSED REAR GARDEN
- PERFECT FOR FIRST TIME BUYERS
- LOUNGE/DINER
- FAMILY BATHROOM AND CLOAKROOM
- COUNCIL TAX BAND A
- FREEHOLD
- EPC - 79 C




Monthly Planner
REWARD CHART
ZANUSSI



This two double bedroom property presents a fantastic opportunity for first time buyers looking to step onto the property ladder. Offering well proportioned accommodation throughout, the home is both practical and inviting, ideal as a first home.

The property benefits from two spacious double bedrooms, providing ample room for home working, or accommodating guests.

Externally, the home boasts an enclosed rear garden perfect for outdoor entertaining, gardening, or simply enjoying some private outdoor space. Additionally, the property includes one allocated parking space, ensuring convenient parking.

Combining comfort and convenience this home is an excellent choice for buyers seeking a well rounded and affordable property.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Part glazed door into;

ENTRANCE HALL

With coir matt, radiator, stairs to first floor, opening to kitchen and doors into cloakroom and lounge/diner.

KITCHEN 9'10" x 5'2" (3.0 x 1.6)

A fully fitted kitchen with roll edge worksurfaces incorporating a sink drainer, four ring gas hob with extractor over and electric over beneath. There is also a range of wall and base units and drawers. Space and plumbing for washing machine, slimline dishwasher and fridge freezer. Cupboard housing the boiler and window to the front.

CLOAKROOM

With obscured window to the front, low level WC, and wall mounted radiator.

LOUNGE/DINER 14'9" x 11'9" (max) (4.5 x 3.6 (max))

Living room with two radiators, under stairs storage and patio doors out to the rear garden.

STAIRS LANDING

With radiator, loft hatch and doors to both bedrooms and bathroom.

MASTER BEDROOM 12'1" (max) x 8'6" (3.7 (max) x 2.6)

A bright and spacious double bedroom with window to the front, large over stairs storage cupboard and radiator.

BATHROOM

A fully fitted bathroom suite, bath with shower over, pedestal wash hand basin, low level WC, heated towel rail and extractor fan.

BEDROOM TWO 12'1" x 8'2" (3.7 x 2.5)

A double bedroom with window to the rear and radiator.













GARDEN

To the rear of the property there is a tiered garden which is laid to lawn. A pedestrian access gate at the back of the garden gives access to a small lane behind the property.

PARKING

There is one allocated parking space opposite the front of the property.

SERVICES

Mains gas, electricity, water and drainage.

AGENTS NOTE

Prospective buyers should be aware that there is an annual service charge of £120.19 payable to Remus Management Limited

COUNCIL TAX

Council Tax Band A

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.

WHAT3WORDS

replying.tramps.discrepancy

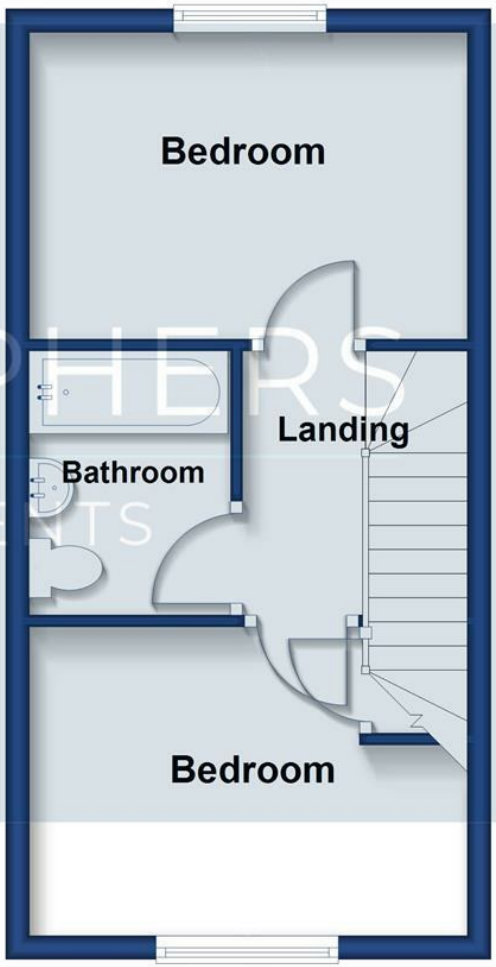
Ground Floor

Approx. 28.3 sq. metres (304.8 sq. feet)



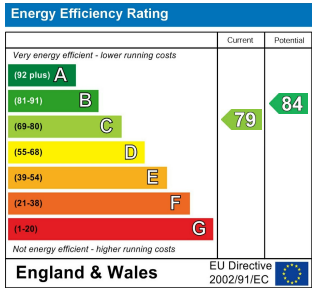
First Floor

Approx. 28.3 sq. metres (304.8 sq. feet)



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Total area: approx. 56.6 sq. metres (609.5 sq. feet)



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 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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