



Emma Villas St. Johns Road, Helston, TR13 8HR

£215,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Emma Villas St. Johns Road

- THREE BEDROOMS
- CHARACTER COTTAGE
- DOUBLE GLAZING
- COURTYARD SEATING AREA
- GAS CENTRAL HEATING
- FREEHOLD
- COUNCIL TAX BAND B
- EPC D64

Conveniently located for amenities a nicely presented character cottage benefitting from double glazing and gas central heating.

The accommodation in brief comprises of an entrance hallway, lounge/diner with feature stone work and completing the ground floor a fitted kitchen. On the first floor there are three bedrooms and a family bathroom. To the outside at the rear there is a courtyard seating area.







Situated in the older quarter of Helston, only moments from the town centre, the property is also particularly well sited for the public amenity area with its boating lake. This leads onwards to the National Trusts Penrose Estate where walks can be enjoyed alongside Cornwall's largest natural freshwater lake, Loe Pool, which in turn leads to the sea.

Helston is regarded as the gateway to the Lizard Peninsula with its stunning feature coves, beaches and clifftop walks. The bustling market town provides facilities which include national stores, cinema, health centres, restaurants and there is a leisure centre with indoor heated pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

ENTRANCE HALLWAY

With tiling to the floor, under stairs storage area and stairs rising to the first floor. Door to

LOUNGE/DINER 12'4" x 20'0" (3.78m x 6.10m)

A pleasant space with feature stone walls with fireplaces at both ends (currently unused), window to the front aspect and further window through to the kitchen. There is an alcove housing the Bosch Worcester gas boiler.

KITCHEN 15'1" x 5'3" (4.60m x 1.62m)

Comprising fitted kitchen with stone effect worktops and matching upstands that incorporate a single drainer sink unit with mixer tap and ceramic hob with hood over. There are a mixture of base and drawer units under with wall units over. There are spaces for a fridge and a washing machine and there is a built in electric oven and wine rack. Window back through to the dining area with further windows and doors leading out onto the rear aspect. Velux window, tiling to the floor and the room is lit by a number of spotlights.

Stairs rise to a half landing with stairs up to the landing with storage cupboard and door to -

BEDROOM ONE 10'6" x 9'9" (3.22m x 2.98m)

With window to the rear aspect.

BEDROOM TWO 9'10" x 9'4" (3.0m x 2.86m)

With window to the front aspect.

BEDROOM THREE 6'6" x 5'10" (2m x 1.79m)

With window to the front aspect.

From the half landing stairs rise to

BATHROOM

Comprising white suite with panel bath, glass screen and shower over, w.c., wash hand basin, towel rail and there is wood effect laminate flooring.

OUTSIDE

At the rear there is a courtyard seating area.

SERVICES

Mains electricity, water, drainage and gas.

AGENTS NOTE

We are advised that there is a right of way for the neighbouring property to the rear.





VIEWING

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

DIRECTIONS

From Helston town centre proceed down Coinagehall Street and at the bottom of the street turn right in to Nettles Hill. At the bottom of the hill the property will be found on the right hand side.

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

COUNCIL TAX BAND

Band B

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/>

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

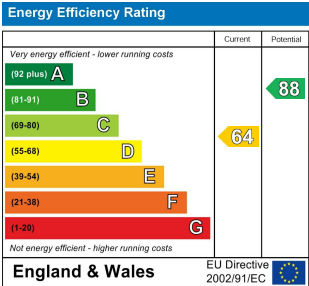
PROOF OF FUNDS - PURCHASERS

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.

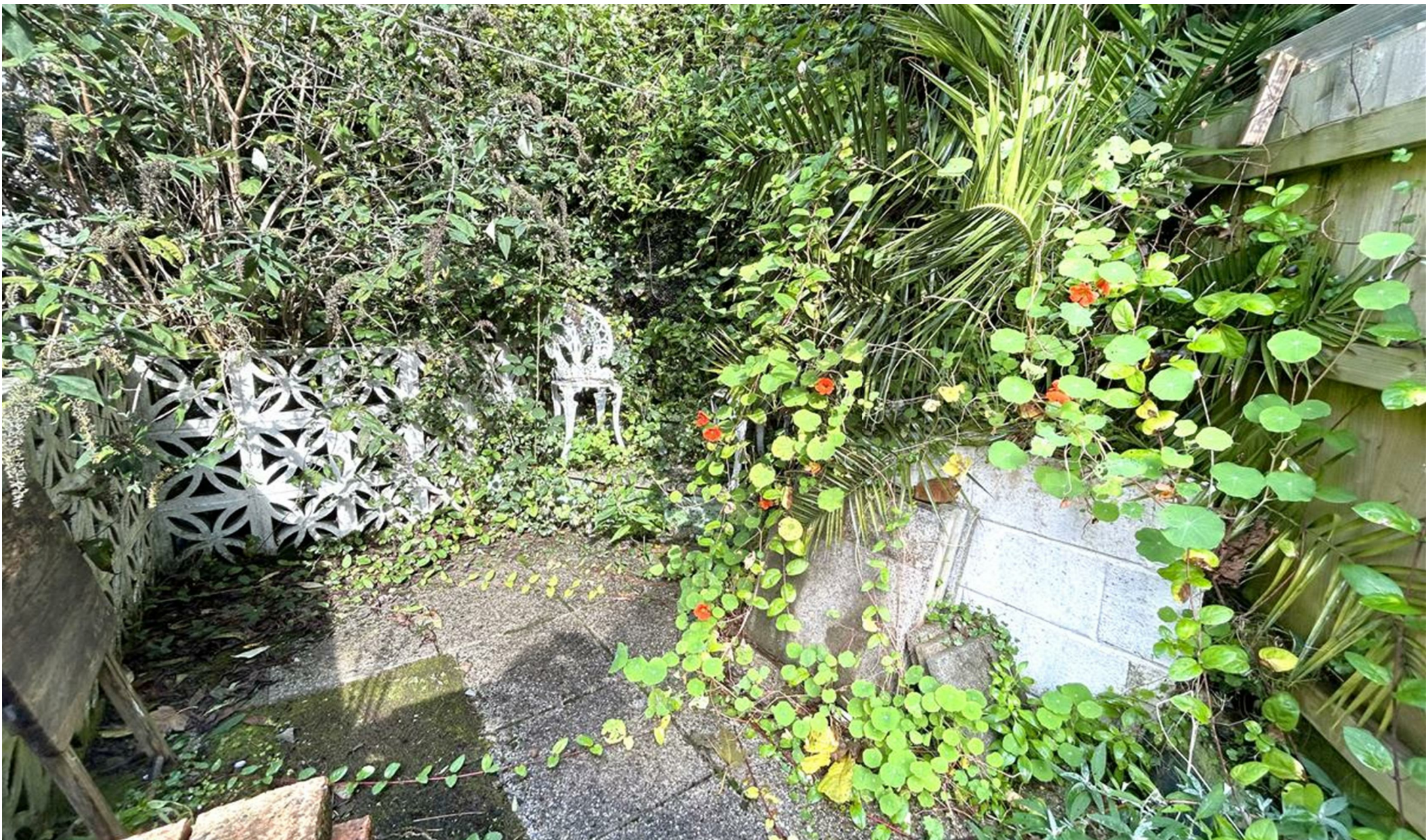
DATE DETAILS PREPARED

10th October 2024





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