

60 Meneage Street, Helston, TR13 8QY

£250,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

60 Meneage Street

- BEAUTIFULLY PRESENTED THREE BEDROOM TERRACED HOUSE
- MANY CHARACTER FEATURES
- SITUATED IN THE HEART OF THE BUSTLING MARKET TOWN
- NICELY ENCLOSED LOW MAINTENANCE GARDEN
- GREATLY IMPROVED BY THE PRESENT OWNERS
- FREEHOLD
- COUNCIL TAX C
- EPC C75

Looking for a home where everything is quite literally on your doorstep?

This beautifully presented three bedroom home offers a fantastic opportunity to enjoy convenient town centre living, without compromising on space, style or outdoor enjoyment.

Set right in the heart of Helston, this charming property is perfect for those who love the ease of being able to step out to shops, cafés and everyday amenities within moments – ideal for busy lifestyles, downsizers, or anyone wanting to be at the centre of it all. With a bus stop directly opposite, getting around couldn't be simpler.

Inside, the property has been thoughtfully improved to create a warm and inviting home. The spacious lounge and dining area is a real highlight, offering a light filled and versatile space perfect for both relaxing evenings and entertaining friends and family. To the rear, a stylish fitted kitchen provides a practical yet attractive space for everyday living.

Upstairs, there are three well proportioned bedrooms along with a family bathroom, offering flexibility for families, guests or those working from home.

One of the standout features of this home is the surprisingly private and sunny rear garden. Designed for low maintenance, it's a lovely spot to unwind, enjoy a morning coffee or soak up the sun during the warmer months – a rare find for such a central location.

This is a home that offers the best of both worlds – character, comfort and space, combined with the ease and energy of town centre living.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)




HOME



PART GLAZED DOOR TO

ENTRANCE PORCH

With coat hanging space, coir matting and glass panelled door to

LOUNGE/DINER 24'8" x 17'1" (narrowing to 10'7") (minus staircas (7.54m x 5.21m (narrowing to 3.23m) (minus staircas)

A lovely space with attractive wood laminate flooring, a marble effect fireplace housing an inset electric feature fire, a window to the front aspect, and an attractive pendant light. There are three useful storage cupboards, one of which houses the gas boiler. The dining area is cleverly illuminated by natural light filtering through glazed blocks positioned on the half landing within the stairwell. An arch creates a gentle division between the living and dining areas while maintaining an open and sociable feel.

KITCHEN 13'1" x 9'10" (4 x 3)

A beautifully appointed high gloss cream kitchen fitted with a range of base and drawer units beneath granite effect worktops, complemented by further wall mounted cupboards and attractive tiled splashbacks. There is a stainless steel sink and drainer with mixer tap, a ceramic hob with extractor over, built in oven, integrated dishwasher and integrated washer dryer.

The room is wonderfully bright, enhanced by a generous roof light and windows to the side and rear aspects, the latter enjoying a pleasant outlook over the garden, whilst inset downlighters provide additional lighting. Stone effect vinyl flooring, attractive local stone wall and a half glazed door provides direct access to the rear garden.

A turning staircase leads with a window at the half landing and glass block feature allowing natural light into the main living space and feature shelf leading to -

FIRST FLOOR

LANDING

With doors to -

BEDROOM ONE 12'5" x 8'11" (narrowing to 7'11") (3.8 x 2.73 (narrowing to 2.42))

With a window to the front aspect.

BEDROOM TWO 12'7" x 8'9" (narrowing to 7'9") (3.84m x 2.69m (narrowing to 2.38))

With window to the front aspect.

BEDROOM THREE 12'9" x 7'10" (narrowing to 6'0") (3.89 x 2.41 (narrowing to 1.85))

With a window to the rear aspect.

BATHROOM

An L shaped room, nicely appointed and thoughtfully designed, featuring a P shaped bath with glass screen and shower over, complemented by attractive travertine style tiling. There is a W.C. with concealed cistern and granite shelf above, a wash hand basin is set on the granite worktop with mixer tap and storage cupboards beneath, and an obscured glazed window to the rear aspect with matching granite sill.

REAR GARDEN

A lovely enclosed rear garden creates an inviting outdoor space. One boundary is defined by an attractive and characterful stone wall, adding interest and texture. The garden has been thoughtfully hard landscaped with ease of maintenance in mind, featuring artificial grass and well positioned planting beds, including an impressive palm and tree fern which provides striking focal points.

There is also an outside tap, and we are advised that a right of way runs down the side of the property, providing access to the rear garden.

WHAT3WORDS

crumbled.mistify.relogate

SERVICES

Mains water, electricity, drainage and gas.

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.

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.

24th February 2026.

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

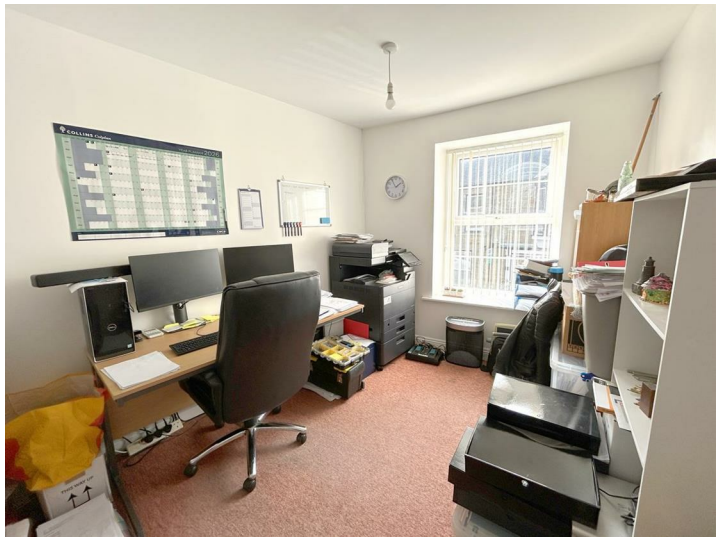
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

AGENTS NOTE

On street parking is available in Meneage Street between 6.00 pm and





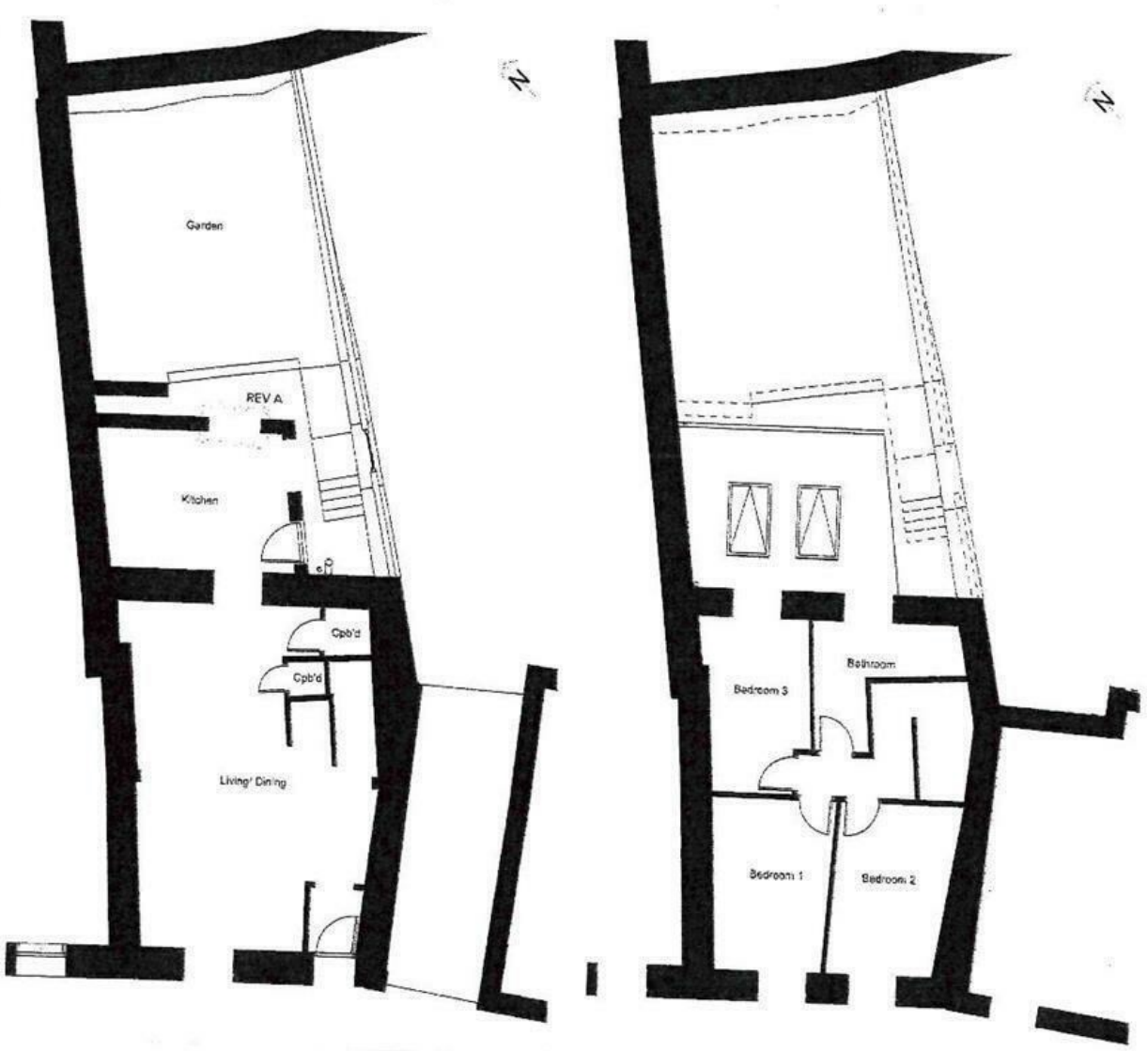


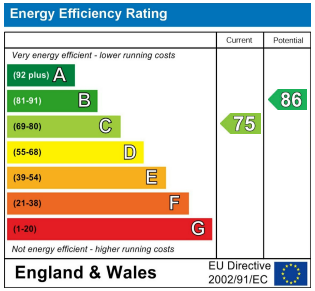


9.00 am, Monday to Saturday, on a first come, first served basis. Parking is unrestricted on Sundays. There is a car park behind the property and further on street parking on neighbouring roads.









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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