



19 Pine Close, Helston, TR13 8QG

£325,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

19 Pine Close

- THREE BEDROOM SEMI-DETACHED HOUSE
- HIGHLY REGARDED RESIDENTIAL AREA
- GOOD ORDER BOTH INTERNALLY & EXTERNALLY
- GARDENS
- DRIVEWAY & GARAGE
- FREEHOLD
- COUNCIL TAX C
- EPC C74

Presented in good order, both internally and externally, this three-bedroom semi-detached property is located in the highly regarded area of Pine Close. The home benefits from mains gas central heating and double glazing.

The accommodation briefly comprises an entrance hallway, a convenient cloakroom, and a welcoming lounge featuring a living flame gas fire. To the rear, a well-appointed kitchen/diner provides an ideal space for both everyday living and entertaining, with doors opening directly onto the garden. Opposite the property is a green shared amenity space, ideal for families.

On the first floor, there are three bedrooms and a family bathroom.

Externally, the property offers parking and a garage to the front. To the rear, there is a lovely enclosed garden, perfect for relaxing or outdoor dining.

Helston is a thriving market town, often considered the gateway to the Lizard Peninsula, an Area of Outstanding Natural Beauty renowned for its stunning beaches, hidden coves, and dramatic coastal walks. The town provides a wide range of amenities including national retailers, supermarkets, doctors' surgeries, churches, and a variety of clubs and societies. It is also well served by well-regarded primary schools, a comprehensive school with sixth form, and a leisure centre with an indoor heated swimming pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR TO







ENTRANCE HALLWAY

With attractive mosaic vinyl flooring and doors to -

CLOAKROOM

With suite that includes a sink unit set into a vanity unit with storage under, attractive mosaic tiled splashbacks, close coupled W.C., tile effect LBT flooring, extractor, fuse board.

LOUNGE 13'10" x 10'0" (plus bay style window to front asp (4.23 x 3.06 (plus bay style window to front aspect)

Living flame gas fire set into a fireplace with marble effect hearth and wood surround, the room is lit by two pendant lights.

KITCHEN/DINER 16'9" x 9'9" (narrowing to 8'10") (5.13 x 2.98 (narrowing to 2.70))

The attractive shaker-style kitchen is fitted with stone-effect worktops incorporating a one-and-a-half bowl sink and drainer with mixer tap, complemented by a tiled splashback. There is a range of base units and drawers with matching wall-mounted units above, along with space for a cooker with a chimney-style extractor hood over and a fridge/freezer. A built-in dishwasher is also included.

A window to the rear aspect overlooks the garden, and there is a useful understairs storage cupboard with lighting and shelving. An archway leads through to the dining area, where glazed French patio doors open out onto the garden.

Mosaic vinyl tile-effect flooring runs throughout the space.

From the hallway a turning staircase leads to -

FIRST FLOOR

LANDING

With loft hatch to the roof space. Doors to -

BEDROOM ONE 9'10" x 8'9" (3 x 2.68)

With built-in wardrobes with shelf and hanging space, window to the rear aspect overlooking the garden.

BEDROOM TWO 11'10" x 8'0" (3.62 x 2.44)

With a window to the front aspect overlooking the road and onwards to the green amenity space.

BEDROOM THREE 8'1" x 6'7" (2.48 x 2.01)

With window to the front aspect overlooking the green amenity space.

BATHROOM

The bathroom is fitted with a suite comprising a panelled bath with tiled splashback, a glazed and tiled walk-in shower cubicle, a corner-mounted wash hand basin with mirror over, and a dual flush W.C. Additional features include a ladder-style heated towel rail, tiled-effect vinyl flooring, an extractor fan, and a series of inset downlighters.

An obscure glazed window to the rear provides natural light while maintaining privacy.

OUTSIDE

At the front of the property is a lawned area that leads to a covered entrance area with outside storage cupboard and a driveway with parking leads to -

GARAGE 18'0" x 8'11" (5.49 x 2.72)

With up and over door, power, light, extra eaves storage area, plumbing for washing machine and gas boiler.

REAR GARDEN

The garden is a lovely, well-enclosed space bordered by fencing and established beds filled with mature planting, offering a good degree of privacy. Arranged over two tiers, it features lawned areas interspersed with beds containing a variety of mature plants, trees, and shrubs.

A patio seating area provides an ideal spot for outdoor dining and entertaining, with French doors leading back into the dining area. An outside tap is also fitted.

SERVICES

Mains gas central heating, water, electricity and drainage.

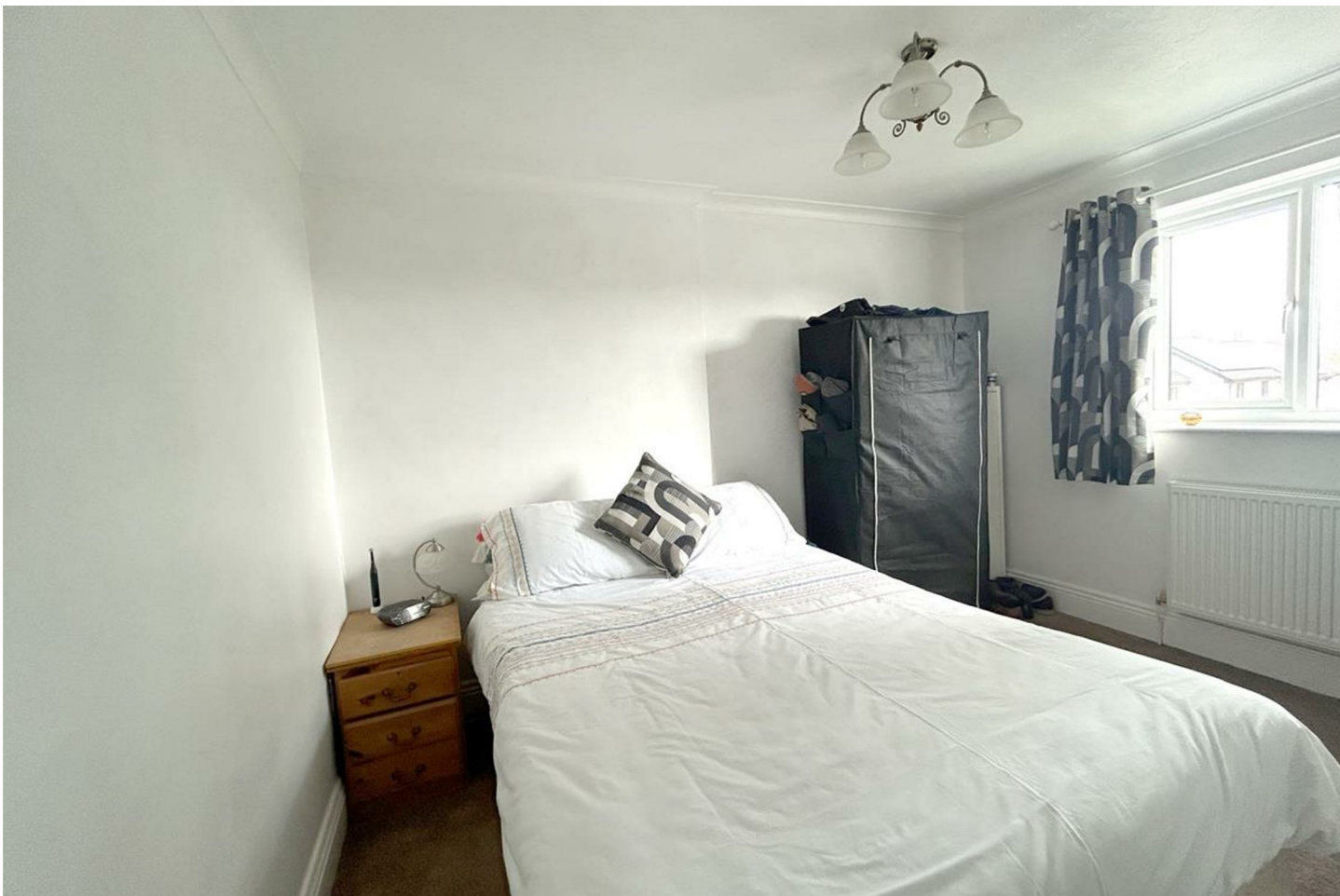
WHAT3WORDS

threaten.emerald.overdone

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.

15th April 2026.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

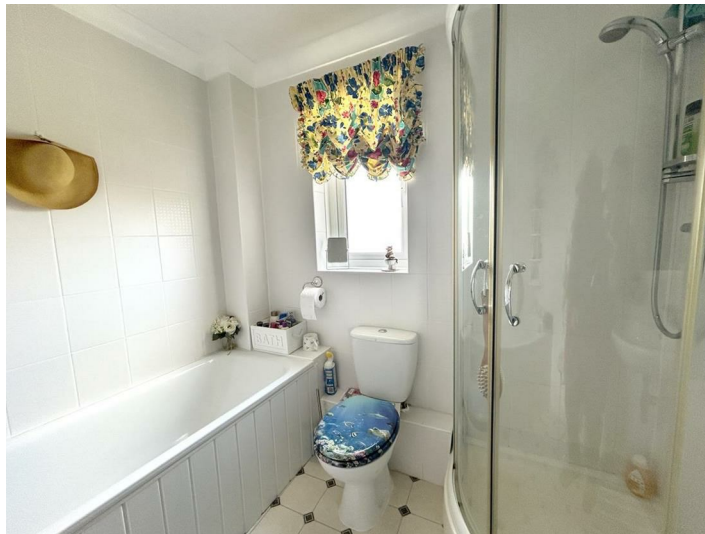
<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

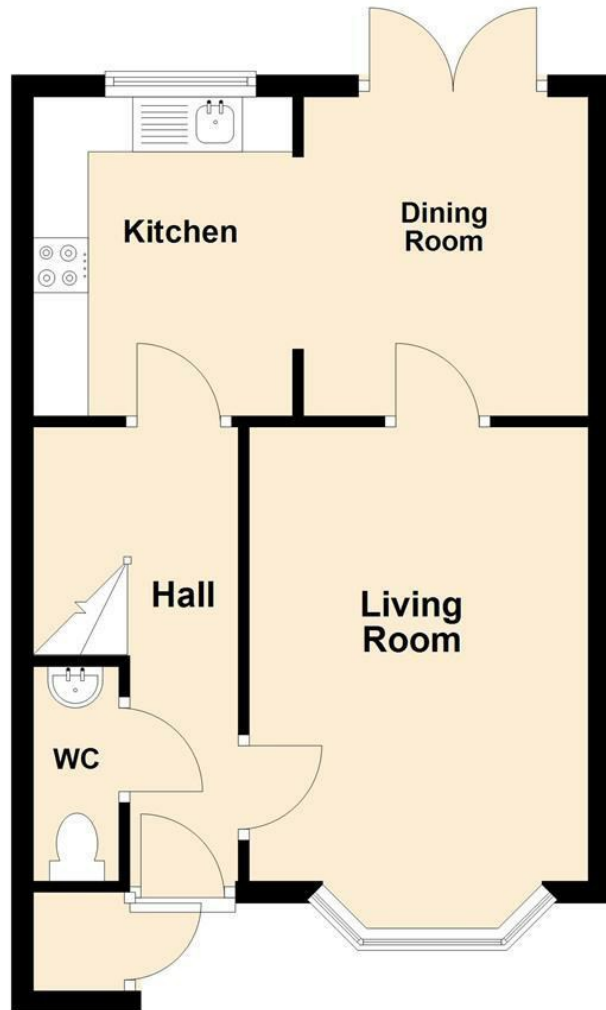
PROOF OF FINANCE - PURCHASERS

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.



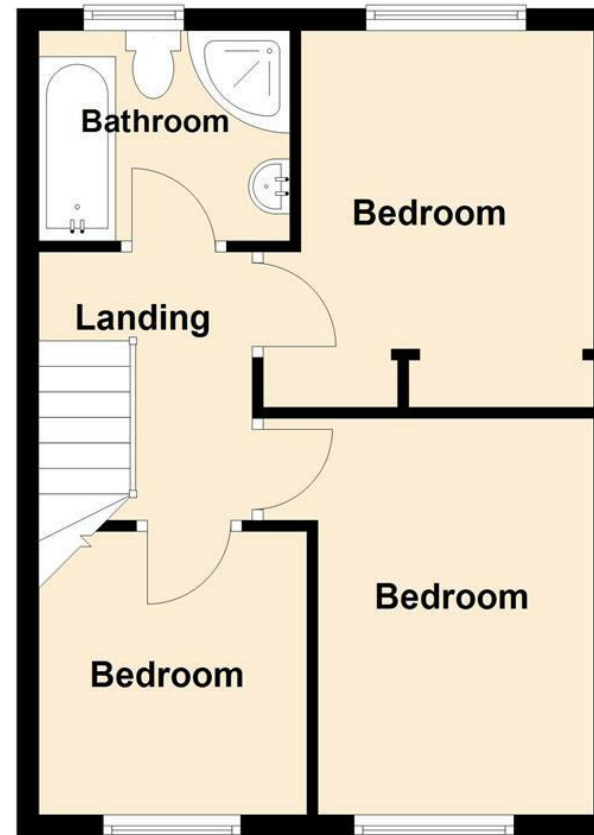
Ground Floor

Approx. 37.2 sq. metres (400.5 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.3 sq. feet)



Total area: approx. 73.4 sq. metres (789.8 sq. feet)

19 Pine Close, Helston



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(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 or fittings. Gardens, 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.

A photograph of a grassy communal area. In the foreground, there's a large, textured tree trunk on the left. The grass is green with some shadows from the trees. In the background, there are several houses with grey roofs and white walls, partially obscured by trees and hedges. The sky is blue with some clouds.

Communal Area

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