

36 Furry Way, Helston, TR13 8SN

£295,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

36 Furry Way

- THREE-BEDROOM SEMI-DETACHED BUNGALOW
- WELL-REGARDED RESIDENTIAL AREA
- SPACIOUS LOUNGE/DINER
- FITTED KITCHEN
- ATTRACTIVE GARDENS
- CLOSE TO HELSTON BOATING LAKE AND PARK
- FREEHOLD
- COUNCIL TAX C
- EPC C69







An excellent opportunity to acquire a well presented three bedroom semi-detached bungalow, ideally situated within a popular and well-regarded residential area of Helston.

The property offers well proportioned accommodation comprising an entrance hallway, lounge/diner with a pleasant outlook, fitted kitchen, three bedrooms and a family bathroom. Outside, the property benefits from pleasant gardens to the front, side and rear.

Conveniently located for Helston Boating Lake and Park which is a short stroll away and lakeside walks of the national trusts Penrose Estate are also within easy reach.

Helston is a thriving market town and an ideal base for exploring the Lizard Peninsula, an area renowned for its outstanding natural beauty, picturesque beaches, secluded coves and spectacular coastal walks.

The town itself offers a good range of everyday amenities, including national retailers, supermarkets, doctors' surgeries, cottage hospital, churches, clubs and societies. There is also a choice of well-regarded primary schools, a comprehensive school with sixth-form provision, together with a leisure centre incorporating an indoor heated swimming pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR
With glazed side panelling to:

ENTRANCE HALLWAY
With loft hatch to the roof space and doors to:

LOUNGE/DINER 17'5" x 13'6" (5.31 x 4.14)
A pleasant reception space with a bay-style window to the front aspect, enjoying a nice outlook towards open countryside beyond the surrounding properties. Door leading to:

KITCHEN 10'9" x 8'10" (3.28 x 2.7)
Fitted white kitchen comprising stone-effect worktops with tiled splashbacks, a range of base and drawer units with matching wall-mounted cupboards over. Built-in electric oven and hob, with spaces provided for a washing machine and fridge. Stainless steel sink and drainer, tiled flooring, and window to the rear aspect enjoying a pleasant outlook over the rear garden. Part-glazed door leading to the rear aspect. The room also houses the mains gas boiler.

BEDROOM ONE 12'9" x 10'7" (3.91 x 3.24)
With a window to the front aspect.

BEDROOM TWO 11'3" x 9'8" (3.44 x 2.97)
With a window to the front aspect enjoying a rural outlook.

BEDROOM THREE 11'5" x 7'10" (3.49 x 2.41)
With window to the front aspect.

BATHROOM
Comprising panelled bath with glazed shower screen and Mira electric shower over, wash hand basin and dual-flush W.C. Generous storage cupboard, tiled flooring and walls, with a window to the rear aspect.

OUTSIDE
To the front of the property there is a driveway with parking that leads to:

DETACHED GARAGE 15'3" x 8'3" (4.65 x 2.54)
With an electric up and over door, light and power and service door to the rear garden.

GARDENS
To the front and side of the property there is an area of lawn with beds with mature plants and shrubs. The rear garden is a real feature of this property and has been nicely terraced being mainly hard landscaped with ease of maintenance in mind. There are a mix of beds housing mature plants trees and shrubs. Patio seating area and an outside tap.

SERVICES/UTILITIES
Mains water, electricity, drainage and gas.













FLOOD RISK

River & Sea Very Low Surface Water Very Low.

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.

1st October 2026.

WHAT3WORDS

shocked.hinders.ratio

MOBILE AND BROADBAND

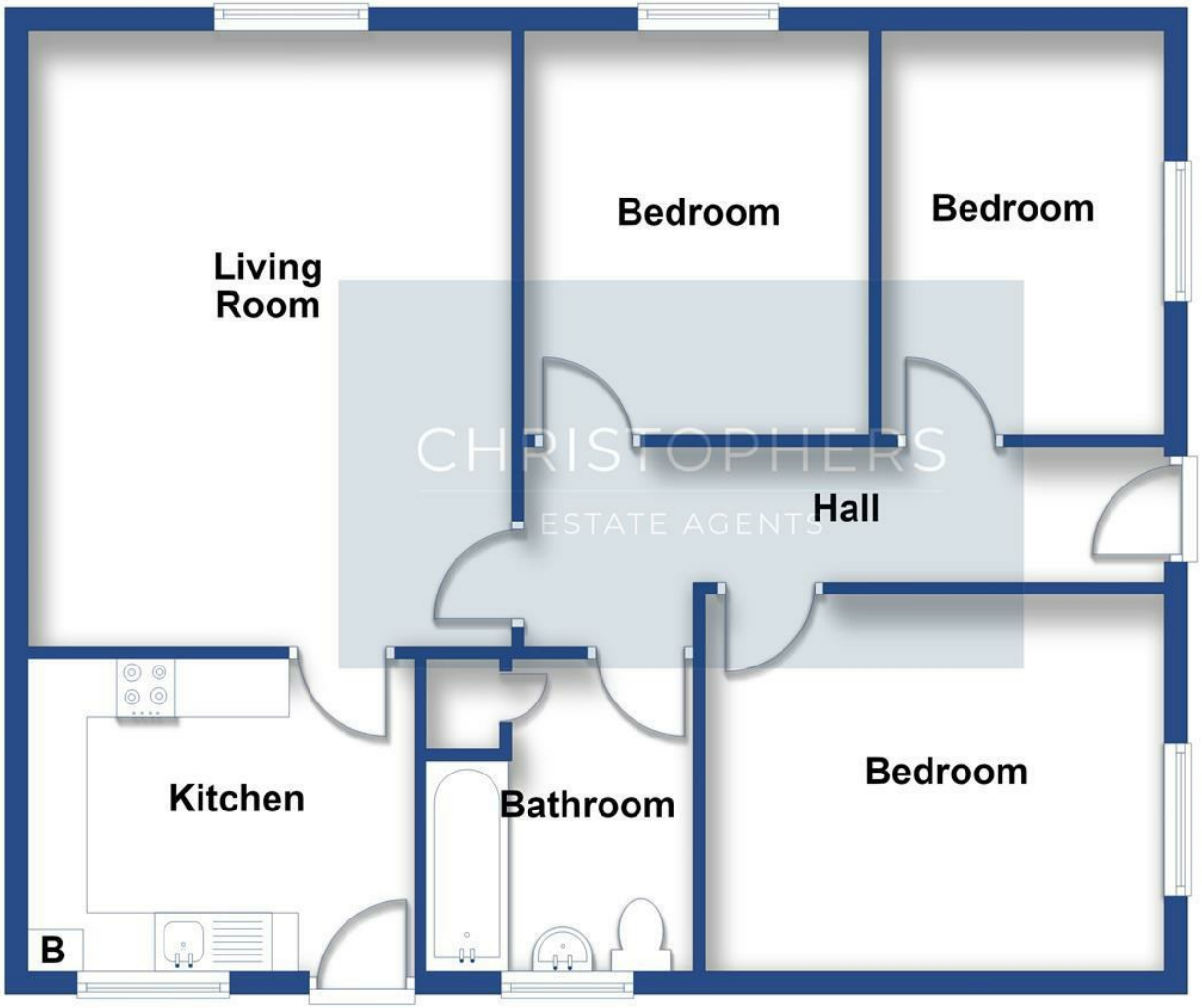
To check the broadband coverage for this property please visit -
https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit -
https://checker.ofcom.org.uk/

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.

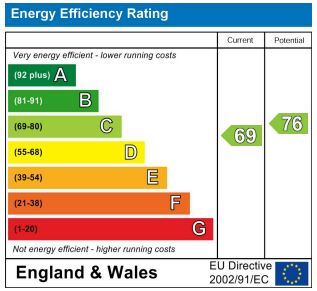
Ground Floor

Approx. 838.7 sq. feet



Total area: approx. 838.7 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.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

CHRISTOPHERS
ESTATE AGENTS