

2 Gwealmayowe Park, Helston, TR13 0PE

£140,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

2 Gwealmayowe Park

- TWO BEDROOM PARK HOME
- BEAUTIFULLY PRESENTED
- LOVELY HOME IN THIS WELL KEPT PARK
- BEAUTIFULLY APPOINTED SHOWER ROOM
- LPG CENTRAL HEATING AND DOUBLE GLAZED
- CLOSE TO TOWN'S AMENITIES
- LOVELY LANDSCAPED GARDENS
- VIRTUAL FREEHOLD - SEE AGENTS NOTE FIVE
- EPC EXEMPT
- COUNCIL TAX A

An opportunity to purchase a beautifully presented two bedroom park home in this well regarded park, on the edge of this bustling market town of Helston.

Having been much enhanced during our owner's tenure, the property will offer the basis of a lovely home in this well kept park.

In brief the accommodation comprise an entrance hallway, lounge, recently fitted kitchen, two bedrooms and a beautifully appointed shower room.

The property is warmed by LPG central heating and is double glazed.

To the outside and being a real feature of the property, are the beautifully landscaped gardens which wrap themselves around all four sides.

Gwealmayowe is very conveniently situated for the town's amenities and particularly close to the Tesco supermarket. A bus route is available at the top of the park.




RADIO



Helston is the gateway to The Lizard Peninsula with its stunning features, coves and cliff top walks. The town itself is a bustling market town providing facilities that include national stores, health centres, a cinema and leisure centre with indoor pool. One can access the footpaths that leads down into the Cober Valley with its lovely river side walks. The property is conveniently situated for both well regarded secondary and primary schools along with the towns circular bus route.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR TO THE ENTRANCE HALLWAY

ENTRANCE HALLWAY
With coat hanging space and a linen cupboard which houses the Worcester boiler and has slated shelving. With doors to the lounge.

LOUNGE 16'4" x 10'10" (5 x 3.32)
A pleasant space with windows to both the front and side aspects and an arch to the kitchen/diner.

KITCHEN/DINER 15'10" x 8'7" (4.85 x 2.62)
With a smart modern fitted kitchen comprising wood effect worktops that incorporate a stainless sink drainer with mixer tap and a gas hob with hood over. There is an attractive Metro tiling over the worktops with a mix of base and drawer units under and wall cupboards over. Built-in appliances include an oven, dishwasher and a fridge/freezer. Towards the dining end of the room, there is a window to the side aspect and a part glazed door leads out to the rear.

From the hallway doors leads to bedroom one.

BEDROOM ONE 10'5" x 7'8" (3.18 x 2.35)
With a window to the front aspect and built-in wardrobes with mirror doors.

BEDROOM TWO 9'2" x 7'10" (2.8 x 2.4)
With a window to the rear aspect and built-in wardrobes, plus two integrated bedside cabinets.

SHOWER ROOM

This beautifully appointed shower room has a glazed shower cubicle with an attractive tiled splashback, a vanity unit with drawers with overtop basin and waterfall tap. Again with an attractive tiled splashback. Multifunction smart w.c., extractor, ladder style drying radiator, with attractive tiling to the wall and floors.

OUTSIDE

A real feature of the property are the super gardens which surround it. To the front of the property there is a patio area interspersed with beds that house mature shrubs with two lawned areas down the side, again planted with mature trees and shrubs. To the rear there is a further garden seating area with raised beds that house an array of mature planting, an outside tap and there is also a useful shed.

SERVICES

Mains water, electricity (with we are advised is billed direct from the site owner) and there are LPG bottles which run the gas central heating.

AGENTS NOTE ONE

Our vendor advises us that the last quarterly bill for Summer 2025 for the water, sewerage and electric was £231.00.

AGENTS NOTE TWO

We are advised that you have to be over fifty years old to buy a park home on this site.

AGENTS NOTE THREE

The parking for the site is at the entrance and the owner advised that if available there could be a garage to rent.

AGENTS NOTE FOUR

Currently the service charge is £216.00 per month.

AGENTS NOTE FIVE

We have been advised by our client that the tenure for the property is 'virtual freehold' meaning that when buying a park home you purchase the physical property outright and lease the land it sits on in perpetuity for the entirety of the time the home is sited.













AGENTS NOTE SIX

Please also be aware that on re-sale of the park home, 10% plus VAT of the sale price is payable to the site owner.

DIRECTIONS

From Helston town centre proceed up Wendron Street and along Godolphin Road at the Turnpike Roundabout proceed straight on signposted Falmouth. After a short distance Gwealmayowe Park will be found on the right hand-side. Drive into the site and after a short distance the parking area will be found on the right hand-side. One should then continue on foot down into the site, turning left at the site office, and the property will be found a short distance along on the left hand side.

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/

COUNCIL TAX

Council Tax Band A.

ANTI-MONEY LAUNDERING

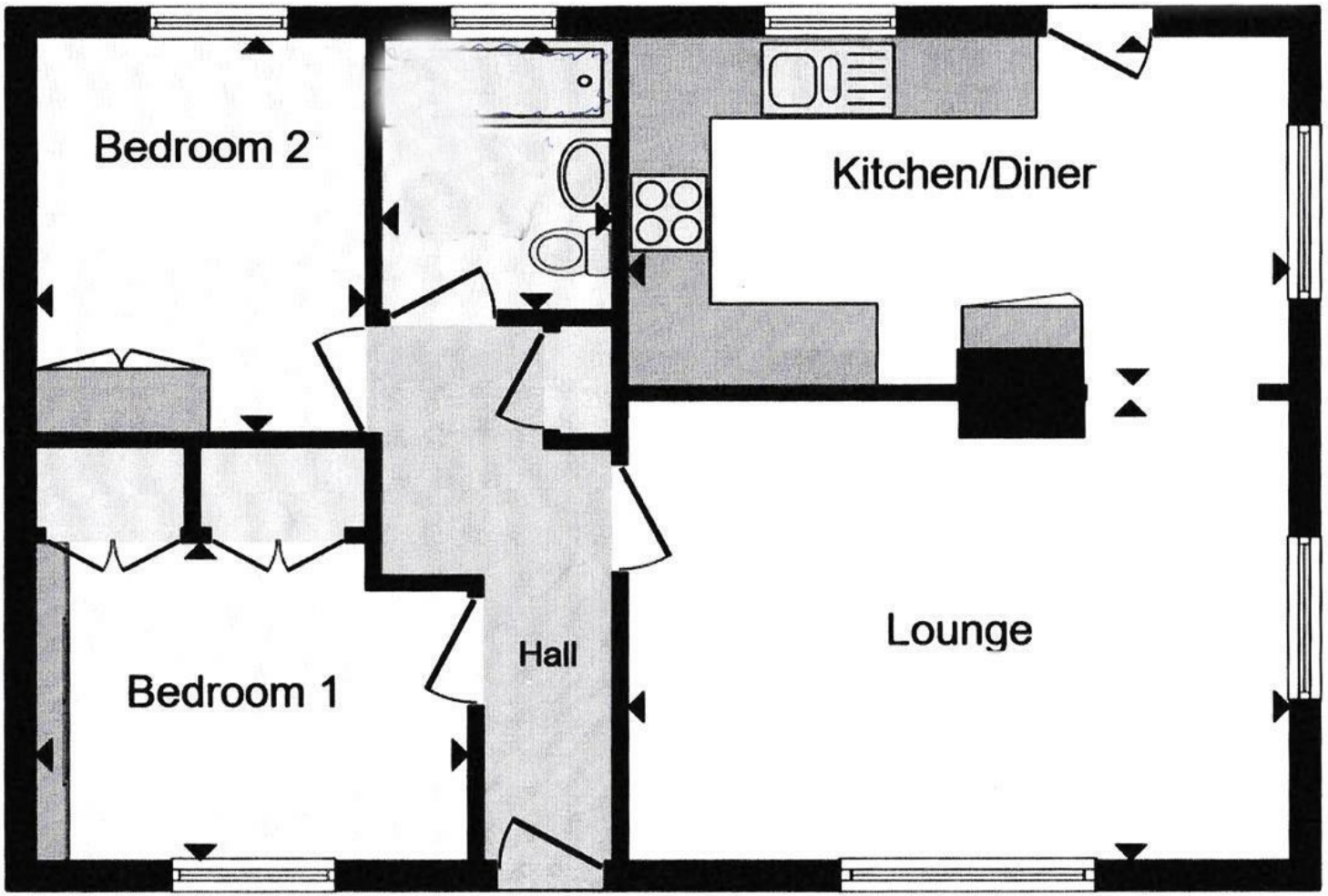
We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

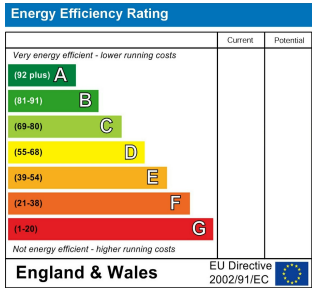
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

8th October 2025.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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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