

44 Glenhaven Park, Helston, TR13 8PW

£65,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

44 Glenhaven Park

- ONE BEDROOM DETACHED PARK HOME
- OFFERING THE BASIS OF A LOVELY HOME
- LOW MAINTENANCE GARDEN
- USEFUL BLOCK BUILT SHED
- LEASEHOLD
- COUNCIL TAX A







Situated within the popular Glenhaven residential park in the sought-after market town of Helston, this one-bedroom detached park home offers great potential to create a comfortable and inviting living space.

The property is presented in reasonable condition and benefits from gas central heating and double glazing. The accommodation briefly comprises an entrance area, a fitted kitchen, a bedroom, a second room suitable as an occasional bedroom or study, and a bright triple-aspect lounge that allows for plenty of natural light.

Outside, the home benefits from a low-maintenance gravelled garden, ideal for easy upkeep, along with a useful block-built shed providing additional storage.

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

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Steps rise up to a door to

HALLWAY
With door to

KITCHEN 9'10" x 7'10" (3 x 2.39)

With a white fitted kitchen comprising of granite effect worktops incorporating a one and a half bowl sink drainer unit, there is a cupboard housing the Worcester boiler, spaces are provided for a fridge/freezer and cooker and there is a built-in washing machine, windows to the front and rear aspect and tiled effect vinyl flooring and opening through to

LOUNGE 9'9" x 9'8" (2.98 x 2.95)

A triple aspect room with three bay style windows, there is a a living flame gas fire set on a marble effect hearth with wood surround. From the entrance area and kitchen a door leads through to

BEDROOM ONE 8'2" x 7'6" (2.51 x 2.31)

With built-in wardrobes and extra storage cupboards over and a bay style window to the front aspect.

ROOM TWO/OCCASSIONAL BEDROOM 6'9" x 3'11" (2.06 x 1.2)

With built-in wardrobe, window to the rear aspect.

BATHROOM

Comprising panelled bath with mixer shower over, close coupled W.C., wash hand basin, extractor and obscure window to the rear aspect.

OUTSIDE

The property is surrounded by a gravelled garden with ease of maintenaance in mind and there is a useful block built shed.

WHAT3WORDS

lifestyle.proper.generated

SERVICES

Mains water, electricity and drainage.













AGENTS NOTE ONE

The property is leasehold and the ground rent we are advised is currently £211.29

AGENTS NOTE TWO

Please be aware that any resale of the park home 10% plus VAT of the sale price is payable to the owner.

AGENTS NOTE THREE

We are advised that the purchasers have to be 55 years or older although this is subject to the park owners discretion.

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

DATE DETAILS PREPARED.

Date details prepared 1st July 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/

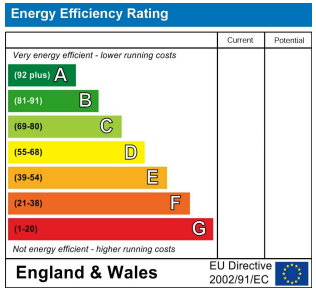
PROOF OF FINANCE - PURCHASERS

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.

FLOOD RISK

River & Sea Very Low Surface Water Very Low.





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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