

5 Seneschall Park, Helston, TR13 8GA

£275,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

5 Seneschall Park

- THREE BEDROOM SEMI-DETACHED HOME
- GENEROUS LOUNGE
- BRIGHT & VERSATILE CONSERVATORY
- LEVEL & ENCLOSED GARDEN
- BLOCK-PAVED DRIVEWAY
- GARAGE WITH ELECTRIC DOOR, POWER & LIGHT
- CUL DE SAC LOCATION ON POPULAR DEVELOPMENT
- FREEHOLD
- COUNCIL TAX C
- EPC C73

A lovely three bedroom semi-detached home, tucked away in a popular cul-de-sac development and offering well proportioned family accommodation.

The spacious lounge is a real highlight, leading through to a particularly generous and beautifully light conservatory.

This is a really versatile space which could work well as a dining room, playroom, or simply an additional living area, with double doors opening onto the garden.

Upstairs are three bedrooms, including two doubles, along with a family bathroom.

Outside, the property benefits from a generous, level and enclosed garden, while the impressive block-paved driveway provides parking vehicles and leads to a garage with power, light and an electric door.

A great family home, offering plenty of space both inside and out, in a popular and convenient setting.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)







PART GLAZED DOOR TO

HALLWAY

With laminate wood effect flooring, stairs rising to first floor, doors to kitchen/breakfast room and to lounge, window to front aspect.

KITCHEN/BREAKFAST ROOM 10'9" x 9'10" (3.3 x 3)

With tiled floor, wood effect base and wall units including drawers with roll top work surfaces over, stainless steel sink and drainer with mixer tap and tiled splashback. Built-in Neff oven with gas hob over, stainless steel filter and light above. Space and point for fridge/freezer, space and pluming for dishwasher, washing machine. Wall mounted mains gas Worcester boiler and window to front.

LOUNGE 16'4" x 12'7" (4.98 x 3.85)

A lovely spacious room with wood effect laminate flooring lit by two decorative pendant lights with a generous understairs storage cupboard, borrowed light window, radiator and glazed French doors leading to:

CONSERVATORY 14'2" x 11'10" (4.32 x 3.62)

A pleasant dual aspect conservatory looking out onto the rear garden with tiled flooring, an extensive bespoke blind system and glazed French doors opening onto the garden.

FIRST FLOOR

LANDING

With doors to various rooms, loft access and linen cupboard with slatted shelved storage.

BEDROOM ONE 11'5" x 8'7" (3.5 x 2.64)

Wood effect flooring with generous built-in wardrobe including drawers and window to rear overlooking the garden.

BEDROOM TWO 10'5" x 8'11" (3.2 x 2.74)

Wood effect flooring and window to front aspect overlooking the communal green area.

BEDROOM THREE 7'6" x 7'10" (2.31 x 2.4)
Wood effect flooring, radiator and window overlooking the rear garden.

BATHROOM
Tiling to floor and walls. With suite comprising of P-shaped bath with Mira electric shower over and shower screen with dual flush concealed cistern W.C. and wash hand basin in vanity unit with storage and mirrored medicine cabinet over. Ladder style radiator, shave socket and extractor, obscured glazed window to front aspect.

OUTSIDE
To the front of the property is a lawned garden area, a real feature is the generous area of block paved driveway providing parking for several vehicles and leading to:

GARAGE 16'2" x 8'9" (4.94 x 2.69)
With power and light, electric up and over door, pitched roof providing for overhead storage and part glazed pedestrian door to:

REAR GARDEN
A real highlight being of good size, level, enclosed and mainly laid to lawn with some established shrubs. With useful shed and external power socket.

SERVICES
Mains electricity, water, drainage and gas central heating.

WHAT3WORDS
asks.bronzes.movements

COUNCIL TAX
Council Tax Band

FLOOD RISK
River & Sea - Very Low. Surface Water - Very Low.

DATE DETAILS PREPARED.
11th August 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/

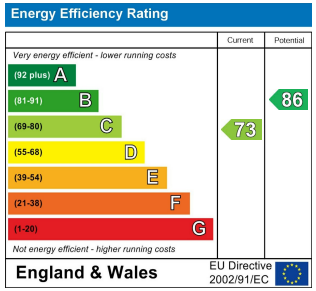
ANTI-MONEY LAUNDERING

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.





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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