

33 Cades Parc, Helston, TR13 8QS

£280,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

33 Cades Parc

- DETACHED TWO/THREE BEDROOM BUNGALOW
- HIGHLY SOUGHT-AFTER LOCATION
- TUCKED AWAY CORNER PLOT IN CUL-DE-SAC
- DELIGHTFUL 'SECRET GARDENS'
- VERSATILE SUN ROOM/THIRD BEDROOM
- GARAGE AND OFF-ROAD PARKING
- DOUBLE GLAZING & GAS CENTRAL HEATING
- FREEHOLD
- COUNCIL TAX D
- EPC D65







Seldom available within this favoured residential area of Helston, is this detached two / three bedroom bungalow occupying a generous corner plot with delightful 'secret' gardens, garage and parking.

Situated in a genuinely tucked away location within a well regarded cul de sac, the residence has a light and welcoming lounge with a decorative feature fireplace and bay window enjoying a sunny outlook over the mature gardens.

Offering well proportioned and versatile living space, the dining room leads onto a further room which could be utilised as a generous third bedroom or sun room to suit. This is complemented by a fitted kitchen, a nicely appointed shower room and two bedrooms.

An undoubted highlight of the property are the enchanting 'secret' gardens that are extensively stocked with a profusion of specimen plants, shrubs and trees including camellia, fuchsia, hydrangea, skimmia, rhododendron and myrtle. A number of pathways invite one deeper into the gardens which are delightfully private and a perfect sanctuary in which to sit, relax and enjoy the sounds and sights of nature. A small bridge leads over the babbling stream towards a secluded shaded area - a perfect place to escape and contemplate.

A driveway provides off road parking for a vehicles and leads, in turn to a garage with power and light.

The accommodation in brief comprises a hallway, lounge, kitchen, shower room, dining room, two bedrooms and a sun room / 3rd bedroom. The property benefits from double glazing and gas fired central heating.

Helston is a historic and vibrant market town offering an excellent range of amenities, including national retailers, healthcare facilities, a cinema, and a leisure centre with an indoor swimming pool. The town is served by highly regarded primary schools and a secondary school with sixth-form provision. It also serves as the gateway to the stunning Lizard Peninsula, an Area of Outstanding Natural Beauty, renowned for its dramatic coastline, picturesque villages, and scenic walking routes.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Steps and handrail to

OPEN PORCH

With courtesy light and part glazed door to

HALLWAY

With loft hatch to roof space, airing cupboard with slatted shelving, open cupboard with Chubb Alarm panel (not known if working) and a Glow-Worm gas fired boiler. Doors off to shower room, kitchen, two bedrooms, dining room and

LOUNGE 15'9" x 12'9" plus bay window (4.80m x 3.89m plus bay window)

A light and spacious dual aspect room with a large window to the side and a lovely bay window looking out towards the front garden. A decorative fireplace with wooden mantle, polished granite hearth, local stone surround and a matching display shelf provides a lovely focal point for the room.

KITCHEN 10'9" x 10'6" narrowing to 8'3" (3.28m x 3.20m narrowing to 2.51m)

Comprising a fitted kitchen with working top surfaces incorporating a stainless steel sink with a drainer and Swans neck mixer tap over. There are a useful range of cupboards and drawers under with matching wall cupboards & glass display units over, together with a tall storage cupboard. Spaces are provided for an electric oven, washing machine and fridge. There is partial tiling to the walls, a spotlighting arrangement, tiling to the floor, a large window to the rear and a part glazed door to the garden.

SHOWER ROOM

With a fitted suite comprising a low-level w.c, pedestal wash hand basin and a circular shower cubicle with curved doors, tiled surround and a thermostatic shower. The suite is complimented by a chrome ladder style towel rail, white tiling to the walls, a mirrored medicine cabinet, tiling to the floor and a patterned glazed window to the rear.

BEDROOM ONE 11'8" x 10'1" (3.56m x 3.07m)

Comfortable double bedroom with window to front aspect.

BEDROOM TWO / STUDY 8'7" x 7'5" (2.62m x 2.26m)

With window to rear.













DINING ROOM 11'9" x 7'9" (3.58m x 2.36m)
With window to rear aspect and opening to

SUN ROOM / BEDROOM THREE 15'2" 8'3" (4.62m 2.51m)
Enjoying a sunny outlook with large windows looking out towards the gardens. Bespoke rectangular shaped windows to the rear.

OUTSIDE
A driveway with off-road parking leads onto the

GARAGE 17'4" x 9' (5.28m x 2.74m)
With an up and over door, electric consumer unit, power and light, workbench, shelving and window to side aspect.

A feature stone wall with a wrought iron gate opens on to a pathway which passes along the front of the property leading on to the front door and the delightful gardens and stream beyond. Outside tap.

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

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 D.

WHAT3WORDS
tickling.beads.prawn

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/

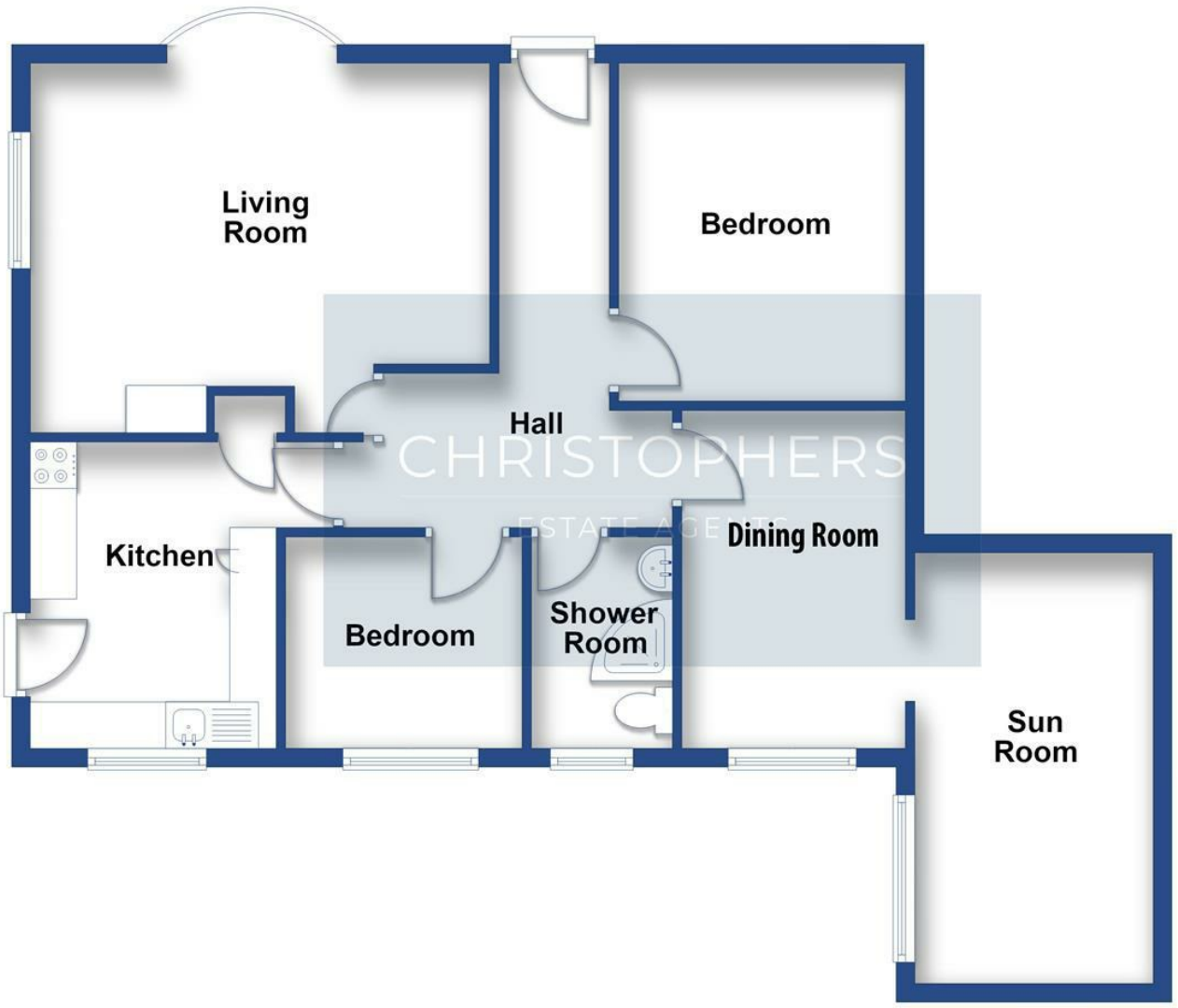
PROOF OF FINANCE - PURCHASERS
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

FLOOD RISK
River & Sea Medium Surface Water Very Low.

DATE DETAILS PREPARED.
23rd September 2026.

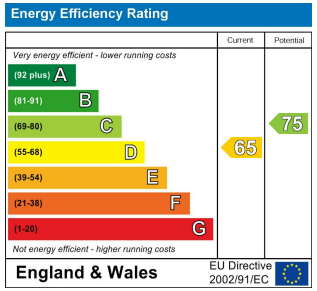
Ground Floor

Approx. 882.5 sq. feet

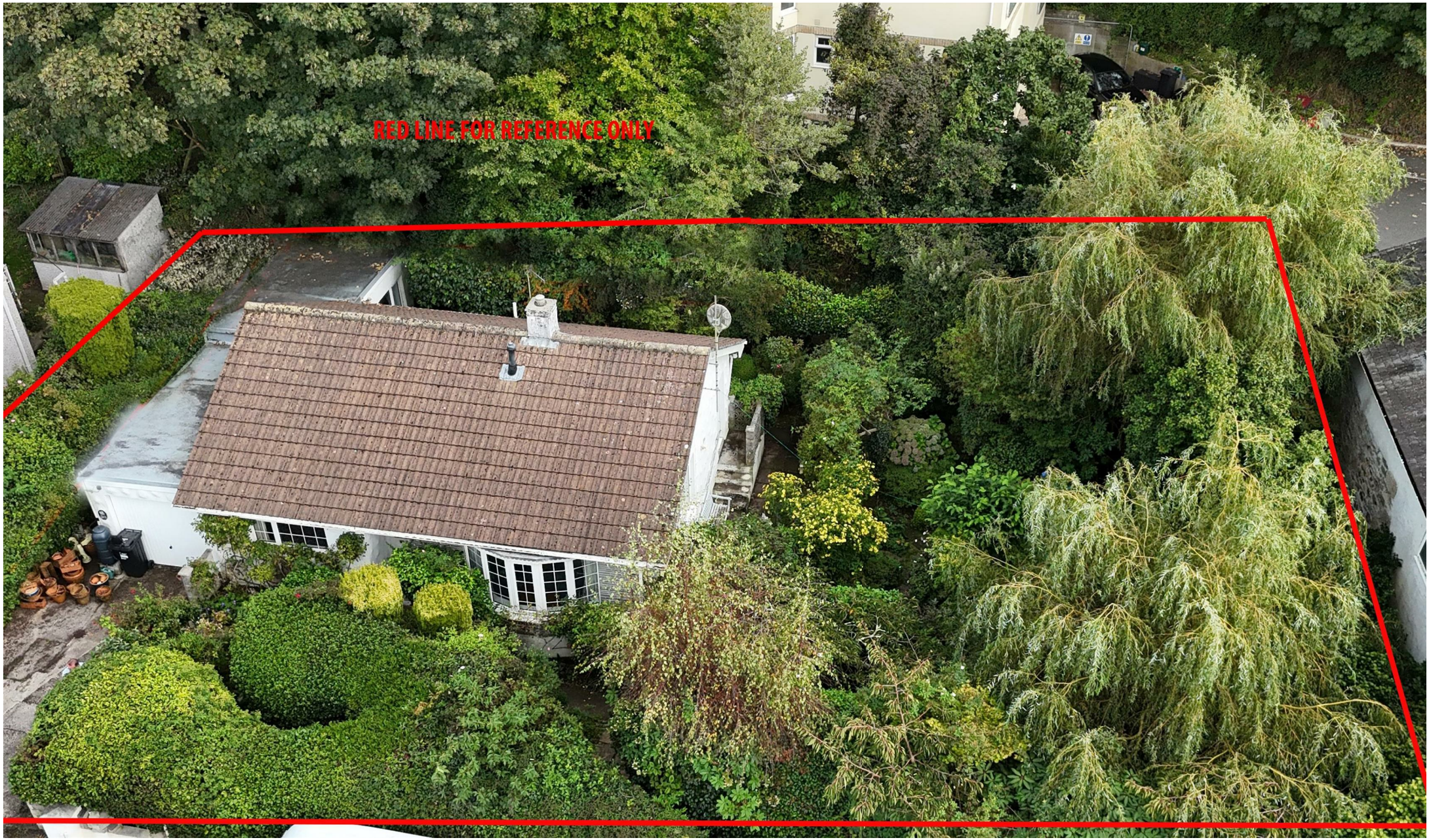


Total area: approx. 882.5 sq. feet





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.



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