

10 Godolphin Road, Helston, TR13 8PY

£185,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

10 Godolphin Road

- CHARMING TWO-BEDROOM TERRACED COTTAGE
- SHORT WALK TO HELSTON TOWN CENTRE
- DOUBLE GLAZING & GAS CENTRAL HEATING
- SPACIOUS LOUNGE/DINING AREA
- ENCLOSED REAR COURTYARD GARDEN
- FREEHOLD
- COUNCIL TAX B
- EPC C70

A charming two-bedroom terraced cottage, ideally situated just a short stroll from the bustling town centre of Helston.

This delightful and comfortable cottage combines traditional character with the convenience of modern living, including double glazing and mains gas central heating.

The accommodation briefly comprises a welcoming lounge/dining room, featuring a lovely turning staircase rising to the first floor, together with a fitted kitchen and bathroom.

On the first floor are two well-proportioned bedrooms, with the rear bedroom enjoying a particularly pleasant rural outlook, extending across the rooftops of Helston towards open countryside beyond.

To the rear of the property is a lovely enclosed courtyard garden, providing an outdoor space, ideal for relaxing or entertaining.

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)

LOUNGE/DINER 23'3" x 11'10" max measurements (7.11 x 3.62 max measurements)

A charming and characterful lounge/dining room featuring an attractive beamed ceiling and a lovely turning staircase rising to the first floor. A fireplace with stone hearth and mantle provides an appealing focal point (not tested).

The room is naturally divided into two distinct areas, with a step down into the dining area, which benefits from a rear-aspect window incorporating a window seat arrangement and enjoying a pleasant rural outlook across the rooftops of neighbouring properties towards the countryside beyond.

Further features include attractive integrated shelving and characterful wall lighting. Door to:

KITCHEN 9'2" x 5'1" (2.81 x 1.56)

A modern wood-effect fitted kitchen with attractive stone-effect worktops incorporating a ceramic hob and stainless-steel sink and drainer, complemented by attractive tiled splash backs. A range of base and drawer units is complemented by matching wall-mounted cupboards and useful integrated shelving.

The kitchen benefits from a window and part-glazed service door providing access to the side aspect, together with a mains gas-fired boiler. The room is well illuminated by a series of recessed down lighters. Door to:

BATHROOM

A well-appointed bathroom fitted with a modern white suite comprising a paneled bath with tiled splash back, low-level W.C. and wall-mounted wash hand basin. There is also a walk-in, tiled and glazed shower cubicle with electric shower.

A window to the rear-aspect provides natural light and enjoys a particularly pleasant, far-reaching rural outlook across the rooftops of neighbouring properties towards the open countryside beyond.

Further features include useful integrated shelving, with the room illuminated by a series of recessed down lighters.

From the dining area a turning staircase rises to the:

FIRST FLOOR

LANDING

With loft hatch to roof space and large storage cupboard with further overhead storage above. Doors to:

BEDROOM ONE 11'5" x 9'10" (3.49 x 3)

With a window to the front aspect, built-in wardrobes with shelving and hanging rails.

BEDROOM TWO 10'2" x 8'2" max measurements (3.1 x 2.5 max measurements)

With useful over-stairs storage cupboard, hanging rail and shelf, together with further integrated shelving. The room is illuminated by a wall light and benefits from a rear-aspect window, enjoying far-reaching views across the rooftops of Helston, with St Michael's Parish Church providing an attractive focal point and views extending beyond to the open countryside, with Tregonning Hill visible in the distance.

OUTSIDE

To the rear of the property is a delightful enclosed courtyard garden, enjoying a predominantly westerly aspect and providing an ideal spot in which to relax and enjoy the afternoon and evening sunshine. There is also a useful garden shed providing further storage.

SERVICES/UTILITIES

Mains water, electricity and drainage.

AGENTS NOTE

We are advised the property enjoys the benefit of pedestrian access over the back of neighboring properties to access the rear garden

WHAT3WORDS

actor.reviewed.joys

FLOOD RISK

River & Sea - Very low Surface Water - Very low

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.













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 B.

DATE DETAILS PREPARED.

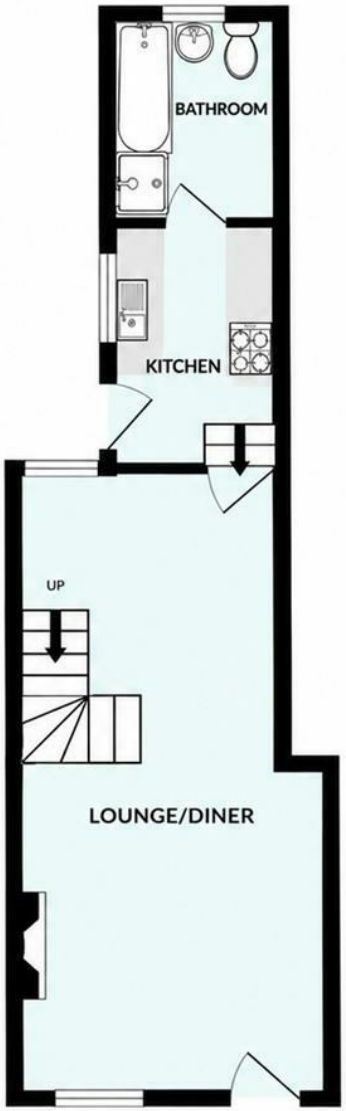
5th October 2026.

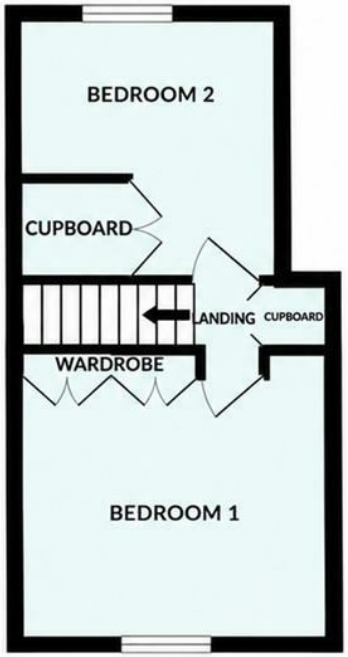
MOBILE AND BROADBAND

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

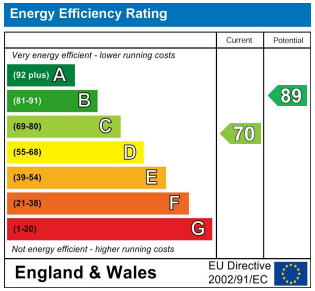
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.





PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS



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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