

48 Manor Close, Helston, TR13 8LX

£225,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

48 Manor Close

- TWO BEDROOM DETACHED BUNGALOW
- SOUGHT AFTER RESIDENTIAL AREA
- LEVEL POSITION WITH BUS ROUTE ACCESS
- BRIGHT LOUNGE DINING ROOM WITH FRENCH DOORS TO GARDEN
- GENEROUS GARDEN WITH GREAT POTENTIAL
- GARAGE AND DRIVEWAY PARKING
- SCOPE TO IMPROVE
- IDEAL RETIREMENT HOME OR PROJECT OPPORTUNITY
- FREEHOLD COUNCIL TAX C
- EPC E47







Situated in a highly sought after residential area, this detached bungalow enjoys a particularly convenient and desirable position. The location is both level and well served by a regular bus route, making it ideal for a wide range of buyers.

The accommodation is well proportioned and comprises a kitchen, and a lovely lounge dining room which overlooks the garden and benefits from French doors opening directly onto the outside space, creating a light and airy feel. There are two bedrooms and a shower room, offering comfortable and practical living.

A real highlight of the property is the garden. Generous in size, it offers excellent potential and, although now in need of some attention, has been thoughtfully planted with a variety of established plants and shrubs in the past. It presents a wonderful opportunity for a keen gardener to create something truly special.

Further benefits include a garage and driveway, providing ample parking and storage.

Whilst the property would benefit from some updating, it offers fantastic potential and would make an ideal retirement home or an exciting project for younger buyers looking to create a home personalised to their own style.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

HALLWAY
With night storage heater, loft access, useful storage cupboard and doors to various rooms.

KITCHEN 10'1" x 7'8" (3.07m x 2.34m)
Fitted with a range of base and wall units with work surfaces over, stainless steel sink and drainer with mixer tap, space and point for electric oven and space and plumbing for washing machine, space and point for fridge/freezer. Airing cupboard housing immersion and slatted shelved storage, window to front and external door to side.

LOUNGE 15'4" x 12'1" (4.67m x 3.68m)
With fitted carpet and night storage heater. A lovely spacious room with window to rear overlooking the garden and double doors to the garden.

BEDROOM ONE 11'4" (max) x 11'4" (max reducing to 9'4" min) (3.45m (max) x 3.45m (max reducing to 2.84m min))
With built-in wardrobe and window to rear overlooking the garden.

BEDROOM TWO 8'5" x 7'5" (2.57m x 2.26m)
With built-in wardrobe and window to front.

SHOWER ROOM 7'1" x 5'5" (2.16m x 1.65m)
With cubicle with aqua panelling housing Mira Jump electric shower, pedestal wash hand basin, low level W.C. and obscure window to front.

OUTSIDE
A driveway offering off road parking and leads to the

GARAGE 16' x 8'8" (4.88m x 2.64m)
With up and over door, light and pedestrian access door to rear.

To the front of the property is a lawned garden stocked with established palms and shrubs with path leading to the front door and around the side of the property offering pedestrian access to the rear garden.













REAR GARDEN

A huge asset to the property this lovely garden offers a patio seating area with the remainder being mainly laid to lawn with established beds and borders stocked with a range of plants, shrubs and mature trees. They are of good size and offers lots of scope and potential for a keen gardener.

SERVICES

Mains electricity, water and drainage.

AGENTS NOTE

The property is being sold to close an estate, the executor has no personal knowledge of the property and is unable to provide any information, buyers must rely on their own enquiries.

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 C.

DATE DETAILS PREPARED.

22nd April 2026.

WHAT3WORDS

assure.fastening.torn

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

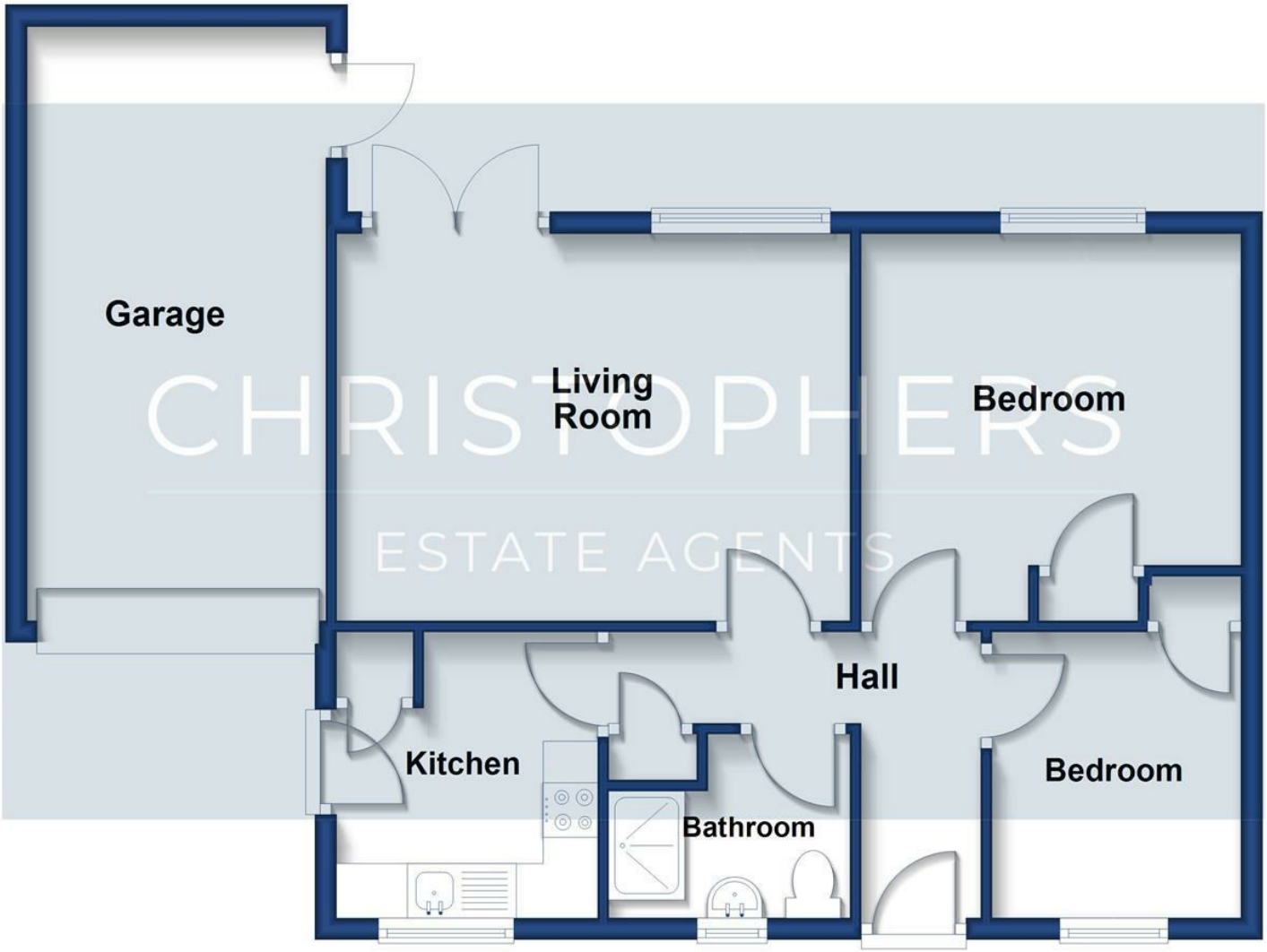
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

FLOOD RISK

River & Sea Very Low Surface Water Low.

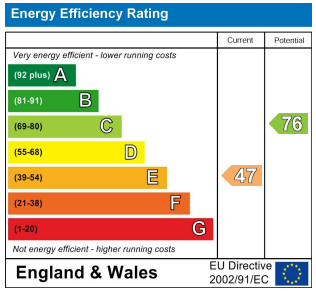
Ground Floor

Approx. 67.4 sq. metres (725.8 sq. feet)



CHRISTOPHERS
ESTATE AGENTS

Total area: approx. 67.4 sq. metres (725.8 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.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

CHRISTOPHERS
ESTATE AGENTS