



38 Manor Close, Helston, TR13 8LX

£280,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

38 Manor Close

- BEAUTIFULLY PRESENTED END OF TERRACE PROPERTY
- THREE BEDROOMS
- ENHANCED BY THE CURRENT OWNER
- FRONT & REAR GARDENS
- GARAGE IN NEARBY BLOCK
- COUNCIL TAX BAND B
- FREEHOLD
- EPC - D66

An opportunity to purchase a beautifully presented, three bedroom end of terrace house with garage in the Cornish market town of Helston. Situated in the popular residential cul-de-sac of Manor Close, this property has been enhanced by the current vendors and benefits from mains gas central heating and double glazing.

In brief, the accommodation comprises an entrance porch, lounge, kitchen/diner, utility area and, completing the ground floor, a W.C. On the first floor is a bathroom and three bedrooms. To the outside there are gardens to the front and rear with the front garden being mainly laid to lawn with established plants and shrubs. The rear garden is hard landscaped for ease of maintenance and would seem ideal for al fresco dining and entertaining.







Helston itself is a bustling market town that stands as a gateway to The Lizard Peninsula which is designated as an area of outstanding natural beauty with many beautiful beaches, coves and cliff top walks. The town has amenities that include, national stores, supermarkets, doctor surgeries, churches and also many clubs and societies. There are a number of well regarded primary schools, a comprehensive school with sixth form college and a leisure centre with indoor heated pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Steps up and door to entrance porch.

ENTRANCE PORCH

With window to the front and door to the lounge.

LOUNGE 15'3" x 14'6" (4.65m x 4.42m)

With an outlook to the front and a fireplace acts as a focal point for the room with hearth, housing a wood burner. There is an understairs cupboard and door to the kitchen.

KITCHEN/DINER 15'9" x 9'9" (4.80m x 2.97m)

Comprising working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. Built-in appliances include a double oven with hob and hood over, a dishwasher and fridge. Opening to utility area.

UTILITY AREA 6'9" x 5'9" (2.06m x 1.75m)

A useful space with working top surfaces with space under for a fridge and a washing machine. There are cupboards over, a door to the outside and door to the W.C.

W.C.

Comprising a close coupled W.C., pedestal washbasin and a towel rail. There is a frosted window to the side.

STAIRS & LANDING

With a built-in cupboard, doors to all bedrooms and bathroom.

BATHROOM

Comprising a close coupled W.C., bath with mixer tap over and both rain and flexible shower heads, pedestal washbasin and a towel rail. There is a window to the rear.

BEDROOM ONE 12' x 9'6" (3.66m x 2.90m)

With built-in wardrobes and outlook to the front.

BEDROOM TWO 10'9" x 9'6" narrowing to 8'9" (3.28m x 2.90m narrowing to 2.67m)

With outlook to the rear.

BEDROOM THREE 9' x 6' (2.74m x 1.83m)

With outlook to the front.

OUTSIDE

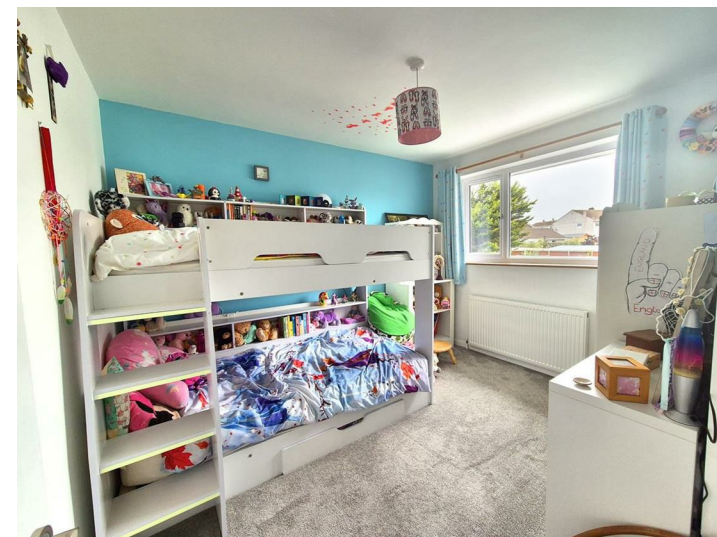
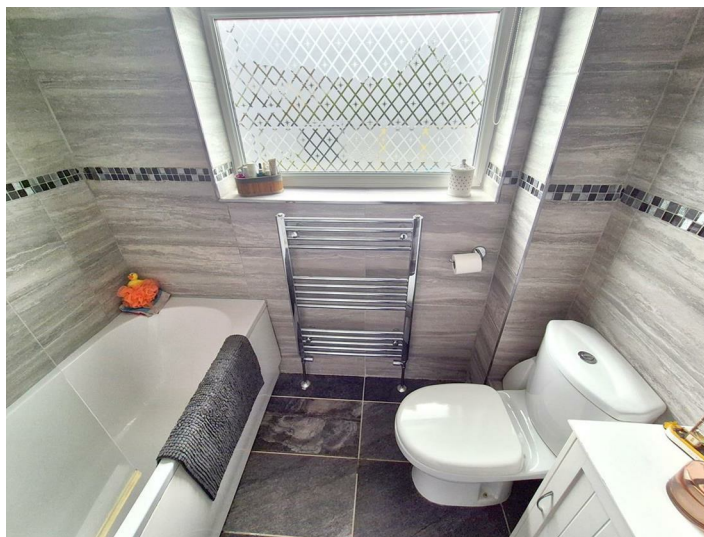
To the front of the property is a garden which is mainly laid to lawn and boasts well established plants and shrubs. The rear garden is hard landscaped for ease of maintenance and provides an ideal space for al fresco dining and entertaining.

GARAGE

A garage is located within a block close to the property.

VIEWING

To view this property, or any other property we are offering for sale, please call the number on the reverse of the details,





DIRECTIONS

TBC

SERVICES

Mains gas, electricity, water and drainage.

COUNCIL TAX

Council Tax Band B.

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/>

AGENTS NOTE

Under the terms of the Estate Agents Act 1979, we point out that the owner of this property is related to the Directors of Christophers Estate Agents.

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.

DATE DETAILS PREPARED

1st July, 2025.



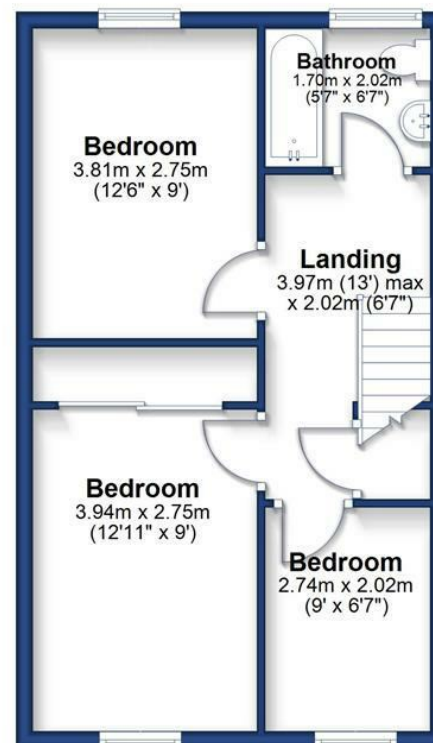
Ground Floor

Approx. 51.0 sq. metres (549.0 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



Total area: approx. 92.3 sq. metres (993.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. Lesser 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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