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**Park Wartha,
Helston**

**£240,000
Freehold**





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Property Introduction

Located at the end of a cul-de-sac is this two bedroom mid-terraced house having two parking spaces directly in front of the property.

Very well presented, the accommodation feels spacious, light and bright, there is a modern fitted kitchen and a lounge/diner with doors leading out to the enclosed rear garden and patio, there is also a useful ground floor cloakroom and understairs storage cupboard. There are two first floor bedrooms with a good size storage cupboard in bedroom two and fitted wardrobes in bedroom one plus a family bathroom.

The development is situated on the fringe of the town with generous communal open green spaces and a footpath linked from the back of the site to the centre of Helston.

Built by Robertsons Homes Development Limited is a locally based company that have successfully built hundreds of properties over the years and the property comes with the remainder of a 10 year build warranty.

Location

The bustling market town of Helston boasts much history and charm and stands at the gateway to The Lizard Peninsula which is mainland Britain's most southerly point with many picturesque, coastal and rural villages.

Helston town itself provides a good range of amenities including a sports centre with indoor swimming pool, junior and comprehensive schooling, sixth form college, cinema, doctors' surgeries, pharmacies and a good variety of shops and supermarkets.

ACCOMMODATION COMPRISES:

Composite door leading into:-

HALLWAY

'Karndean' flooring. Fitted door mat. Radiator. Electrics. Stairs leading to first floor. Door leading into:-

KITCHEN 10' 9" x 8' 10" (3.27m x 2.69m) maximum measurements, irregular shape

Double glazed window with fitted wooden blinds. Radiator. Range of grey high gloss floor and wall mounted cupboards with granite worktop over and granite upstands incorporating one and a half bowl anthracite sink and drainer with pull out spray tap. Larder cupboard. Integrated oven and gas hob above with extractor over. Wall mounted combination 'Worcester' boiler. Space for fridge/freezer, dishwasher and washing machine.

LOUNGE/DINER 14' 4" x 13' 0" (4.37m x 3.96m) maximum measurements

Laminate flooring. Radiator. Space for table and chairs. Large useful understairs storage cupboard with space for tumble dryer. Aerial socket. Double glazed doors leading out to the garden.

CLOAKROOM

Concealed cistern low level WC and pedestal sink unit with mirrored light above and tiled splashback. Extractor fan. Radiator.

FIRST FLOOR LANDING

Loft hatch. Airing cupboard with shelving and a radiator. Separate storage cupboard. Doors off to:-

BEDROOM ONE 11' 2" x 9' 0" (3.40m x 2.74m)

Double glazed window. Radiator. Mirror fronted wardrobes along one wall.

BEDROOM TWO 12' 11" x 9' 5" (3.93m x 2.87m)

Double glazed window. Radiator. Storage cupboard/wardrobe.

BATHROOM

Concealed cistern WC, bath with mains water shower over, shower screen and vanity wash hand basin. Tiled walls. Heated towel rail. Extractor fan.

OUTSIDE FRONT

Two parking spaces to the front of the property and electric charging point.

REAR GARDEN

Laid to patio immediately to the rear of the property with steps and a stone wall leading up to a lawned garden, enclosed by fencing. A pedestrian gate to the rear of the garden opens to a side pathway.

AGENT'S NOTE

The Council Tax band for the property is band 'B'. White goods are available by separate negotiation. Service charges are £211.72 for the year for upkeep of communal areas, road and lighting – Payable in two x six monthly amounts to Brooks Estates Ltd.

SERVICES

Mains water, mains gas, mains drainage and mains electricity.

DIRECTIONS

Proceeding on Falmouth Road- A394 roundabout going towards Helston turn right into Park an Daras. Carry on straight through the development and Park Wartha is the second close on the right hand side. The property is at the top on the left in front of the parking bays. If using What3words;- treatment.hypnotist.volcano

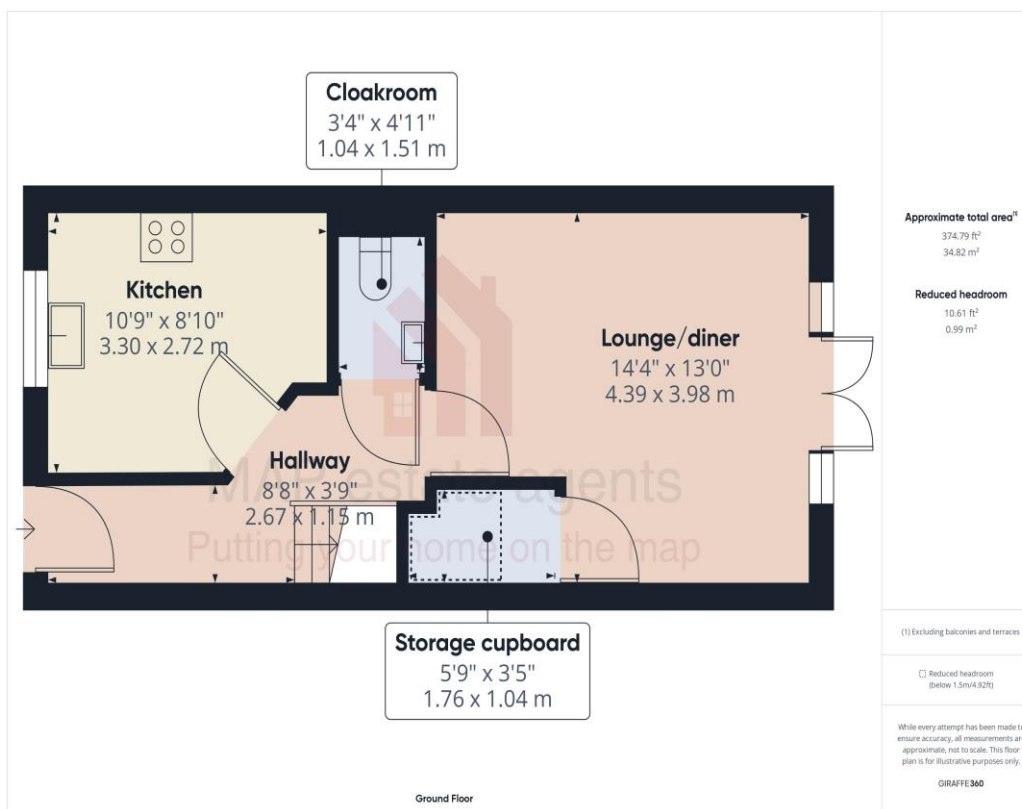


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Beautifully presented mid-terraced house
- Set at the end of a cul-de-sac
- Two bedrooms, bedroom one with fitted wardrobes
- Modern kitchen
- Lounge/diner leading out onto garden and patio
- Family bathroom, ground floor cloakroom
- Enclosed garden and patio
- Two parking spaces and electric charging point
- Built by local Developer Robertsons Homes
- Remainder of 10 year build certificate



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