

CARE & COMPANY

ESTATE AGENTS • AUCTIONEERS • VALUERS



18 Belmont Road, Helston TR13 8UA

Spacious and well maintained three bedroom detached bungalow located in a popular residential area with no onward chain.

Monument House, 58 Coinagehall Street, Helston, Cornwall TR13 8EW

Tel: 01326 565956

18 Belmont Road, Helston TR13 8UA

The property offers spacious three bedroom accommodation with an open plan living, dining and kitchen area and parking for up to five cars. All windows are upvc double glazed with mains gas central heating and incorporating a MVHR System (mechanical ventilation with heat recovery). The living room has been wired for surround sound and throughout the property all wiring is to CAT7 standard. The original garage has been converted to a utility room, shower room and storage area.

To the rear is a well enclosed garden from which views can be enjoyed over the open countryside. The main area of the garden has been surfaced and finished with Astro Turf for ease of maintenance.

Belmont Road is a well established and popular residential area convenient for access to schools and town centre etc. Within Helston are a selection of supermarkets, individual shops and professional services.

The accommodation comprises:-

(All dimension approximate)

Upvc Entrance Door to Entrance Hall

With oak flooring and radiator, access to an insulated loft area.

Sitting Room/ Kitchen 10.6m x 3.74m

With oak flooring throughout.



Lounge Area

Enjoying a dual aspect with feature stone fireplace housing a Living Flame gas fire.



Adjoining Dining Area

With door leading to the rear garden.

Kitchen Area

Well fitted with a range of floor and wall cupboard units, central work island, single drainer stainless steel sink unit, built in double oven with grill, microwave and four ring gas hob with a filter unit over.



Bedroom One 4.2m x 3m

With radiator.



Separate WC

With low level wc, wash basin, central heating boiler and system.

Bedroom Two 3.2m x 3m

With radiator.

**Bedroom Three 3.2m x 2.8m**

With radiator.

Bathroom

With a modern panel bath and shower over, tiled splash back walls, low level wc, wash basin, radiator.

**Rear Hall**

With upvc door to side enclosed yard area and leading off:-

Utility Room 4.3m x 2.4m

With work surface and cupboard under, plumbing for automatic washing machine and tumble dryer, low level wc, shower cubicle, ladder radiator, meter cupboard.

**Adjoining Storage Area 2.5m x 2.4m**

With up and over door and light and power supply.

Outside

To the front of the property there is parking for five cars, two concrete driveways with central gravel area. To one side of the property is an enclosed courtyard area accessible from the front and rear garden. To the rear the garden has been well enclosed with the main area finished in Astro Turf with a raised flower border on one side.



Services – Mains water, electricity, drainage and gas.

Council Tax Band D

EPC – 61D

Offers are invited in the region of £370,000
No onward chain.

Viewing Strictly by appointment only with the
Vendor's sole agent

CARE & COMPANY
58 Coinagehall St, Helston. TR13 8EW
01326 565956

careandcompany@careandco.co.uk
www.careandco.co.uk

AGENTS NOTES These particulars have been produced for general guidance only and the descriptions, measurements and photographs do not form part of any contract. All maps or extracts have been reproduced under Ordnance Survey Licence No. 100043720 and are not to scale or give any guarantee of boundaries or surroundings. No survey has been carried out on any part of the property or any testing of services, appliances or specific fittings or equipment, by the selling agents.



Maps and plans for identification purposes only – not to scale.
View from back garden area –

