

CARE & COMPANY

ESTATE AGENTS • AUCTIONEERS • VALUERS



16 East Close, Helston TR13 8LG

A well maintained detached two bedroom bungalow located in one of Helston's most popular residential areas.

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

Tel: 01326 565956

16 East Close, Helston TR13 8LG

The property is a detached single storey two bedroom bungalow which has been well maintained. All windows are upvc double glazed units and heating is provided by a mains gas boiler.

The gardens surrounding the property are well enclosed, particularly to the rear where there is a raised decking area accessed via patio doors in the lounge area. To the front is a tarmac driveway leading to the garage and offering off road parking for two or three vehicles.

The surrounding area is level and within walking distance of a local garage and supermarket. The town centre is approximately three quarters of a mile from East Close and has a range of everyday shopping facilities together with banks and numerous professional services. Within the town are a choice of junior schools and a senior school and college.

The accommodation comprises (all dimensions approximate) –

Entrance Hall

With built in cloak cupboard, pine panel ceiling and radiator.

Lounge 4.6m x 3.6m

With French doors leading to a decking area, two radiators.



Kitchen 4.7m x 2.5m

Fitted on three sides with floor and matching wall cupboard units, built in oven and microwave, single drainer stainless steel sink unit, cupboard containing gas combination boiler, door giving access to side and rear garden.



Shower Room

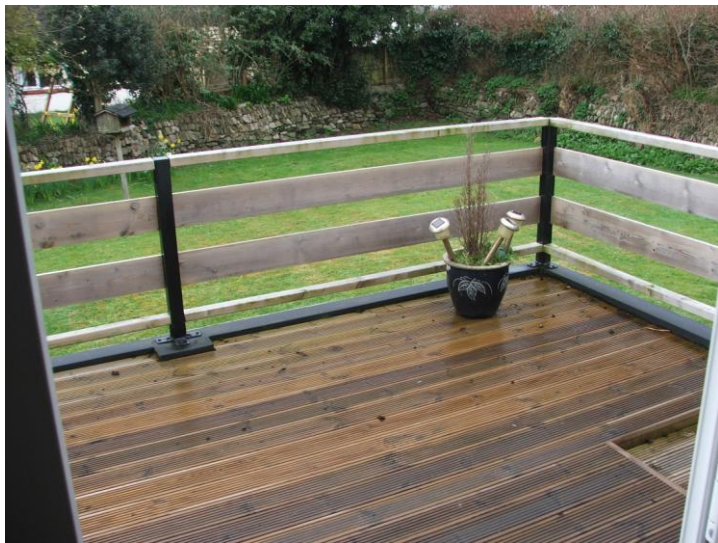
With corner shower cubicle, vanity unit and wc, radiator, built in linen cupboard.



Bedroom One 3.5m x 3.13m
Double built in wardrobes, radiator.

Bedroom Two 3.9m x 3m
Pine panel ceiling, radiator.

Attached Garage 4.9m x 2.6m
With up and over door, plumbing for automatic washing machine, power and light supply, pedestrian door giving access to the rear garden.



Outside
Tarmac driveway leading to the garage offering off road parking for two or three vehicles. To the front of the property is a garden area in the main laid to lawn with pathway to one side of the property leading to the rear garden which is well enclosed and in the main laid to lawn. Immediately to the southern side of the property is a raised decking area with access from the lounge.

In the rear garden is a timber garden shed.

Services – Mains Water, electricity, gas and drainage.
Council Tax Band C

Price Guide £340,000

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

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01326 565956

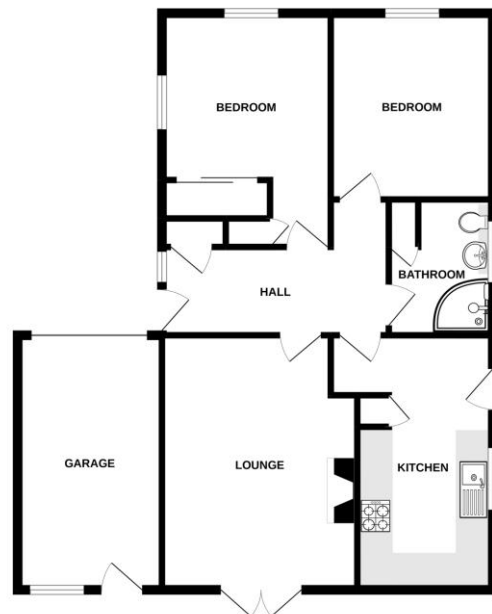
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EPC <https://find-energy-certificate.service.gov.uk/energy-certificate/8400-5394-0522-1198-3723> **68D**

GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA: 844 sq.ft. (78.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The materials, appliances and equipment shown here are not intended to be guaranteed as to their operability or efficiency can be given.
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