

FOR SALE

Guide Price £175,000 Freehold



Estate Agents

Lewis Haughton

**1 Leslie Court, Lady Street,
Helston, Cornwall. TR13 8NA**

ABOUT THE PROPERTY

An attractive half stone, half slate hung end of terrace cottage set within a quiet courtyard just off Lady Street within a stone's throw of the centre of this historic market town, benefitting hugely from an off road allocated parking space which is a rare asset in this locality.

THE PROPERTY

Featuring natural stone and a liberal use of cut granite externally, with slate hung elevations beneath a natural slate roof and hardwood majority double glazed windows and front door. The well proportioned one bedroom accommodation comprises entrance vestibule, spacious lounge (12'8 long), kitchen diner, and at first floor level, a large master bedroom, fitted bathroom and separate airing cupboard. The cosy accommodation is heated by gas fired central heating and the windows are mainly double glazed units. Internally deep skirting boards and textured and coved ceilings complement the property.

Outside, slate crazy paving complements the property to two sides.

LOCATION

Located in a tucked away yet central position within a short walk of the town centre, this terraced home provides an excellent range of living accommodation with the added benefit of an allocated parking space in addition to communal guest parking. Helston is famed for it's historic Flora Day celebrations in May when the town is bedecked with greenery, bluebells and gorse and throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Floral Dance and ushering in the Summer. The historic town boasts many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. Helston also enjoys a leisure centre with a swimming pool and large gym and many amenity areas including the Coronation Boating Lake and the beautiful National Trust Penrose Estate offering a host of woodland walks.

FEATURES

- Allocated parking space
- Traditional character features
- Walking distance to town
- Gas fired central heating.
- Majority hardwood double glazed windows
- Tucked away, yet accessible town location
- One double bedroom



ACCOMMODATION (all dimensions approximate)

FRONT APPROACH

Hardwood obscure glazed front door with panel to side leads to

Entrance Vestibule

Staircase rising to first floor. Radiator, cloak hooks, textured and coved ceiling door two obscure glazed multi panel door to

Lounge

3.86m x 3.56m (12' 8" x 11' 8") A dual aspect room (rear window currently obscured) with texture ceiling, coving, double radiator, thermostat switch, dimmer switch.

Kitchen Diner

3.86m x 3.09m (12' 8" x 10' 2") (max) Range of floor and wall mounted white painted oak fronted drawers and cupboards with integrated oven, gas hob and extractor fan. Space for fridge and microwave, plumbing and space for washing machine, Worcester gas fire boiler serving domestic hot water and central heating. Under stairs cupboard, radiator, window to rear, textured coved ceiling,

FIRST FLOOR

Landing

Hardwood window to rear bracket (single glazed) loft access hatch, textured and coved ceiling, airing cupboard with slatted shelves and radiator.

Master Bedroom

4.36m x 3.13m (14' 4" x 10' 3") Radiator, fitted wardrobes with natural wood louvered doors and hanging rail. Pleasant view to the courtyard parking area. Textured coved ceiling.

Bathroom

Matching bathroom suite in pampas colour comprising: inset bath with Mira mixer shower over, low level flush WC and pedestal wash hand basin. Window to front elevation, textured ceiling, radiator.

OUTSIDE

Front/side

A slate crazy paved small patio area lies on two sides of the property.

Parking space

There is a huge advantage of an allocated off-road parking space which is highly unusual and an absolute bonus in this town centre position. We understand in addition there is communal guest parking.

SERVICES

The following services are available at the property however we have not verified connection, mains electricity, mains gas, mains water, mains drainage, telephone (disconnected) subject to tariffs and regulations.

VIEWING ARRANGEMENTS

Open viewing time 10.30-11.30am Saturday 13th and 20th July. Other times strictly by appointment with the vendor's sole agent Lewis Haughton on 01872 264120 or email info@lewishaughton.com



AGENTS NOTES

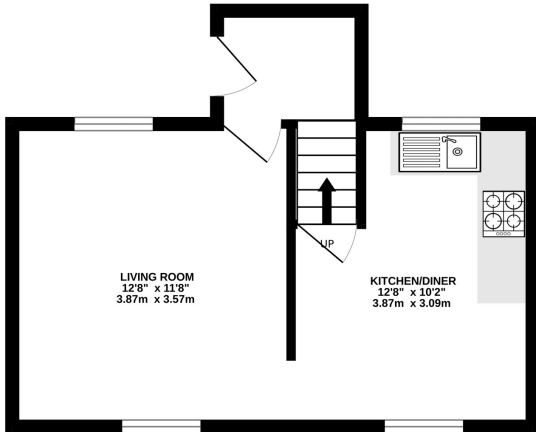
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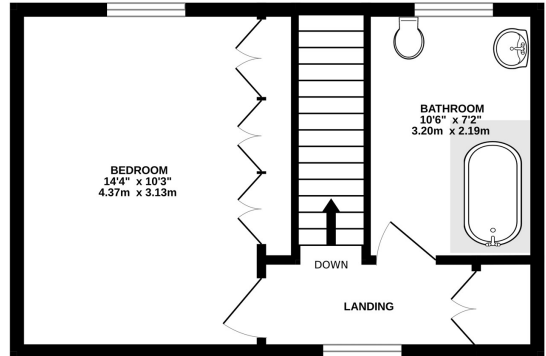


FLOORPLAN

GROUND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	