

£300,000
Freehold



James Carter
& CO ESTATE AGENTS



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Features

- Link Detached Home
- Cul De Sac Location
- Walking Distance Of Amenities And Schools
- Three Bedrooms
- Upgraded Kitchen Dining Room
- Upgraded Bathroom
- Double Glazing
- Gas Central Heating

Summary of Property

NO CHAIN*** Link Detached Family Home*** Cul De Sac Location*** Upgraded And Improved By Current Owners*** Walking Distance Of Town Centre And Schooling*** Dual Aspect Living Room*** Upgraded Modern High Gloss Kitchen*** Three Bedrooms*** Upgraded Modern Bathroom*** Double Glazing*** Gas Central Heating*** Enclosed Rear Garden*** Parking For Two Cars*** NO CHAIN***

We are pleased to be able to offer for sale this modern link detached home that is situated within a small cul de sac within Helston. The property is situated within walking distance of both Helston town centre, Helston community college and day nurse as well as being within walking distance of the nearby Tesco's superstore.

The property offers good sized family accommodation, this including an entrance hallway with cloakroom/w.c off. The further ground floor accommodation includes a light and airy dual aspect living room set to the front of the property. At the rear you will find a full width family sized kitchen dining room, the kitchen having been upgraded with a comprehensive range of high gloss grey units, stainless steel oven, induction hob and cooker hood. The first floor provides three bedrooms, two of these being double bedrooms plus a modern upgraded bathroom.

The property also enjoys the benefit of gas central heating. The current owners have recently upgraded the double glazed windows and doors, whilst internally the owners have upgraded the internal doors to oak style panel doors throughout.

A lovely example of a modern link detached family home. A viewing is very highly advised.

Room Descriptions

Entrance Hallway

Double glazed door to the front, stairs ascending to the first floor landing, radiator, coved ceiling, wall mounted Hive controller, oak panel door through to the cloakroom and additional oak panel door through to the living room,

Cloakroom/W.C

Oak panel door from the hallway, suite comprising a wall hung wash hand basin with tiled surround, low level w.c, slate tiled flooring, double glazed window to the side, radiator, coved ceiling.

Living Room

4.67m x 3.68m (15' 4" x 12' 1") A lovely dual aspect reception space that is set to the front of the property. Double glazed windows to the front and side of the property, laminate flooring, access to under stairs storage area, radiator, tv point, coved ceiling, door through to the kitchen dining room.

Kitchen Dining Room

4.75m x 2.90m (15' 7" x 9' 6") A recently upgraded full width family space set to the rear of the property. The kitchen has been upgraded and now comprises a comprehensive range of high gloss modern units with woodblock effect working surfaces over with matching upstands, fitted stainless steel oven with induction hob over and cooker hood above, inset sink and drainer unit, space for dining table, additional spaces for fridge freezer, washing machine and tumble dryer, radiator, double glazed window to the rear, double glazed door opening to the rear garden.

Landing

Part turn stairs from the entrance hallway with timber handrail and balustrade, access to loft space, oak panel doors leading off to the three bedrooms and also to the bathroom.

Bedroom One

4.39m x 2.67m (14' 5" x 8' 9") A spacious double bedroom that is set to the front of the property. Oak panel door from the landing, double glazed window to the front, radiator, coved ceiling.

Bedroom Two

3.17m x 2.67m (10' 5" x 8' 9") A second double bedroom that is this time set to the rear of the property. Oak panel door from the landing, double glazed window to the rear, radiator, coved ceiling.

Bedroom Three

2.90m x 1.93m (9' 6" x 6' 4") A single bedroom set to the front of the property. Oak panel door from the landing, double glazed window to the front, radiator, coved ceiling, laminate flooring.

Bathroom

The bathroom has been upgraded within the last 3 years by the current owners. The bathroom now comprises a modern white suite of a shaped panel bath with tiled surrounds, chrome mixer shower over and glazed shower screen set to the side, vanity wash hand basin with tiled surrounds and drawers under, low level w.c, tiled flooring, coved ceiling, LED spotlights, heated towel rail. double glazed window to the rear.

Parking

The property benefits from parking for two vehicles adjacent to the property.

Gardens

The front garden area sits behind a high wall and has been laid to gravel for ease of maintenance. At the side of the property there is a pathway that provides access to the rear garden, this pathway is a shared pathway with a neighbouring property.

The rear garden enjoys the benefit of paved rear patio that leads out to a lawned area of garden where there is a timber shed set to one side. The garden is enclosed by a mixture of walling and fencing.

Additional Information

Tenure- Freehold.

Services- Mains Water, Gas, Electric And Drainage.

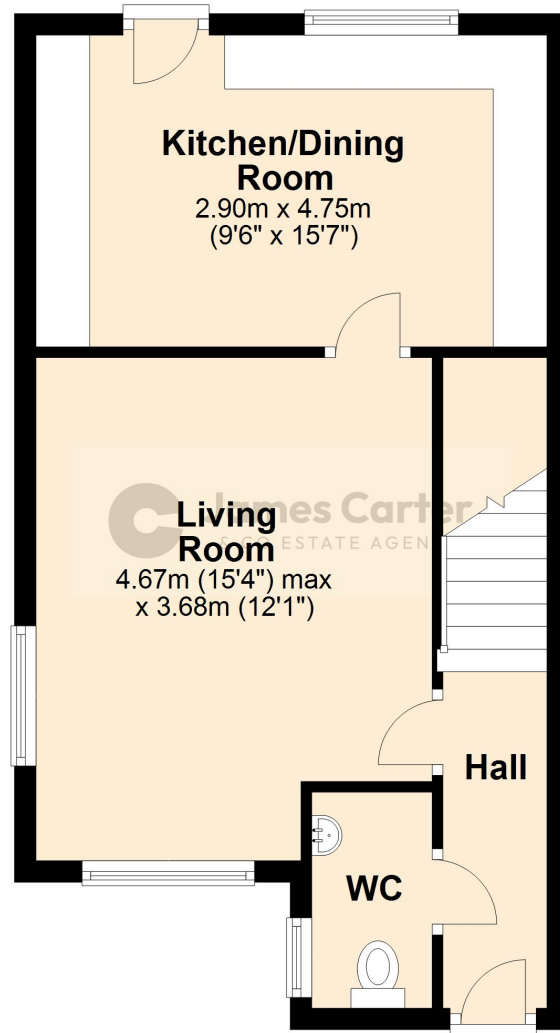
Council Tax - Band C - Cornwall Council.



Floorplan

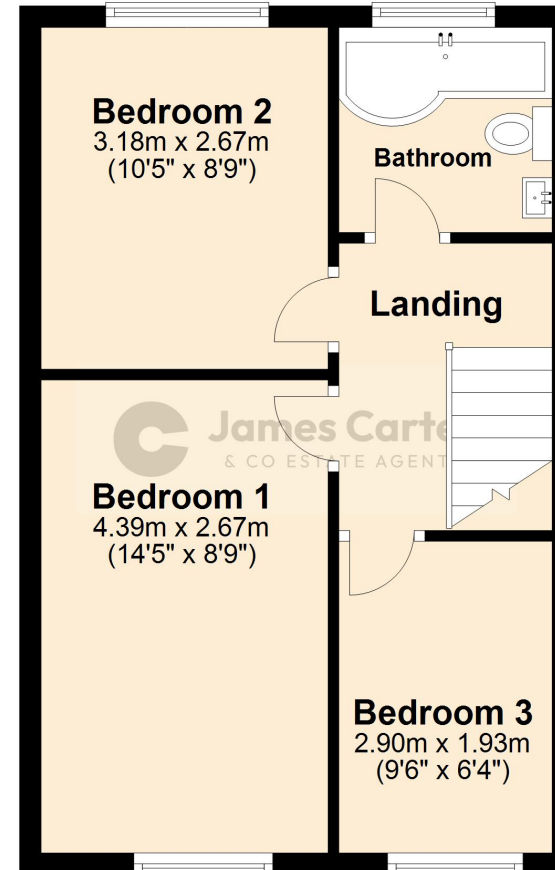
Ground Floor

Approx. 39.4 sq. metres (424.2 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.8 sq. feet)



Total area: approx. 75.5 sq. metres (813.0 sq. feet)

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