



1a Penventon View  
Helston

LODGE & THOMAS  
ESTABLISHED 1892

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## 1a Penventon View

Helston, Cornwall TR13 8SD

### Guide Price - £ 300,000

- Detached family home
- 4/5 bedrooms
- Off road Parking and Garage
- Walking distance to town centre
- Requiring refurbishment
- No forward chain

A detached dormer style family home constructed circa 1970's of block rendered elevations under a tiled roof with part tiled hung front elevation, providing 4/5 bedroom accommodation. The property benefits from PV double glazing and mains gas central heating, but the house would benefit from a programme of modernisation.

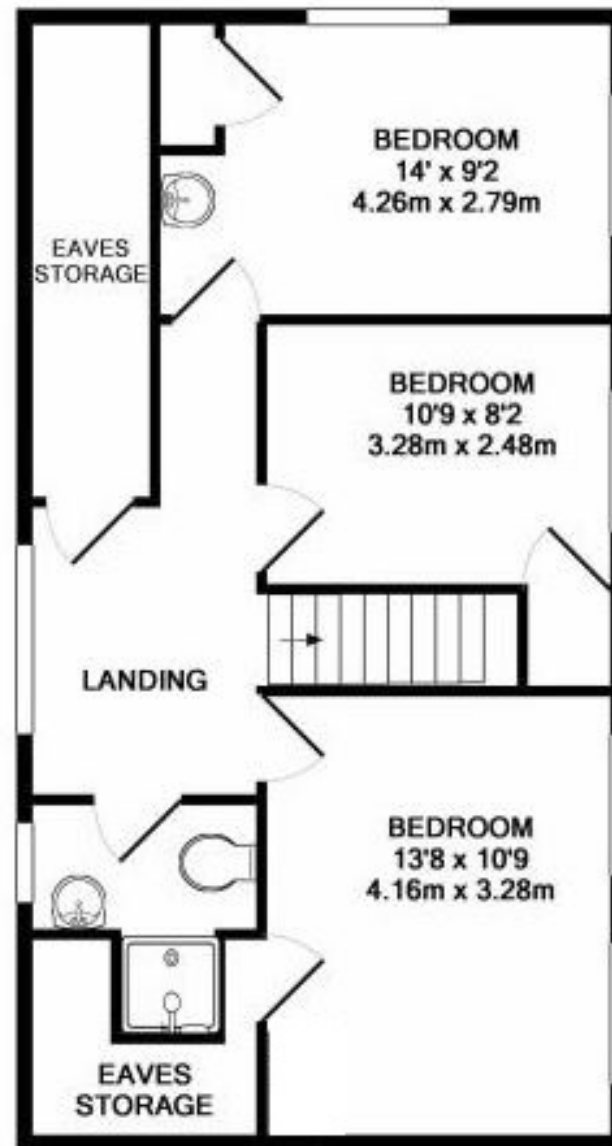
The property comprises entrance hall with lounge/breakfast room/diner, kitchen and one or two bedrooms and family bathroom to the ground floor with three further bedrooms and a shower room to the first floor.

Outside, to the front there is an enclosed garden area predominantly laid to lawn with a central path to the front door and enclosed rear garden with access to the garage with an up and over door and pedestrian side door.

The property benefits from a gated entrance to the parking area.







## Location

The property enjoys an accessible position fronting Porthleven Road, within easy reach of the facilities and amenities of Helston town centre. Coronation lake and park lie opposite the property and provides a café and child's play area, along with the boating lake (seasonal) and a skate park. Nearby, the National Trust Penrose Estate is within walking distance and provides a plethora of scenic walks through to the small harbour village of Porthleven famed for its annual food festival. The Lizard Peninsula, an Area of Outstanding Natural Beauty provides many coastal walks, sandy beaches and sheltered coves along with the sheltered sailing waters of the Helford River are within easy reach. The larger towns of Falmouth and Penzance are within easy reach and Camborne to the north, provides a mainline railway station and access to the A30 dual carriageway.

**Services:** Services: Mains electricity, gas, water and drainage appear to be connected to the property. None of these services have been tested and therefore no guarantees can be given.

**Council Tax Band:** TBC (previously E) **EPC:** D **Tenure:** Freehold

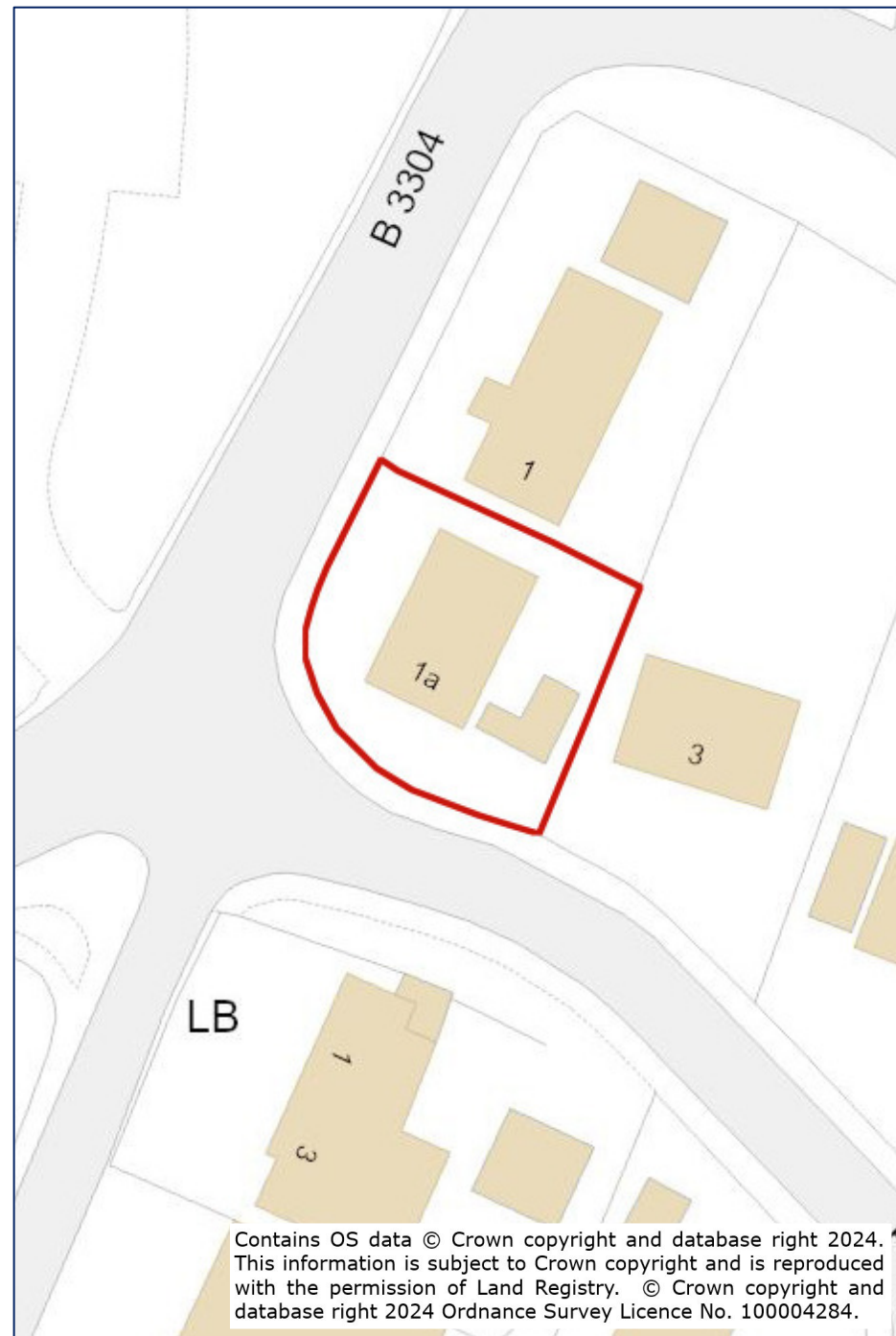
**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

**Particulars & Plan:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

**Agents Note:** The property is currently council tax banded twice as two flats. Any purchaser would need to amend the council tax register if the property is to be used as a single dwelling.

**Viewings:** Viewings strictly by appointment with the joint selling agents Lodge & Thomas 01872 272722 and Care & Company 01326 565956

**Directions:** From the town centre head down Coinagehall Street to the double mini roundabout and head straight over the double mini roundabout on to Porthleven Road and the property is the second house on the left hand side as marked by a Lodge & Thomas for sale board. [what3words///tickets.depend.desiring](https://www.what3words.com/tickets.depend.desiring)



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