



9 Castel Wary Close,
Helston

LODGE & THOMAS
ESTABLISHED 1892

9 Castel Wary Close, Helston, Cornwall TR13 8SF

Guide Price - £365,000 Freehold

An extended detached sought-after bungalow is a sought after location within easy reach of Helston town centre, Porthleven, and Penrose Estate. Garage and off-road parking. No Forward Chain.

- Detached bungalow
- Three bedrooms
- Off-road parking & garage
- Walking distance to town centre, Coronation Park and Penrose Estate
- No forward chain

The Property

A detached bungalow in a cul-de-sac position on a generous plot, block rendered elevations under a tiled roof with flat roof extension, providing three bedroom accommodation. The bungalow benefits from PV double glazing and mains gas central heating.

The accommodation comprises; entrance hall with coat cupboard and boiler cupboard, kitchen/breakfast room, extended living room/diner with sliding doors to garden, three bedrooms and family bathroom.

Outside, the property is complemented with adjoining garage with an inspection pit, and cellar storage below the house.

The garden to front and rear are predominantly laid to lawn with mature hedges and herbaceous borders, with the rear garden providing privacy and views over the neighbouring properties to the countryside beyond.

Accessed off the cul-de-sac via double metal gates onto a parking area for two cars, tandem style.



EPC C Council Tax Band D

Services

Mains electricity, gas, water and drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

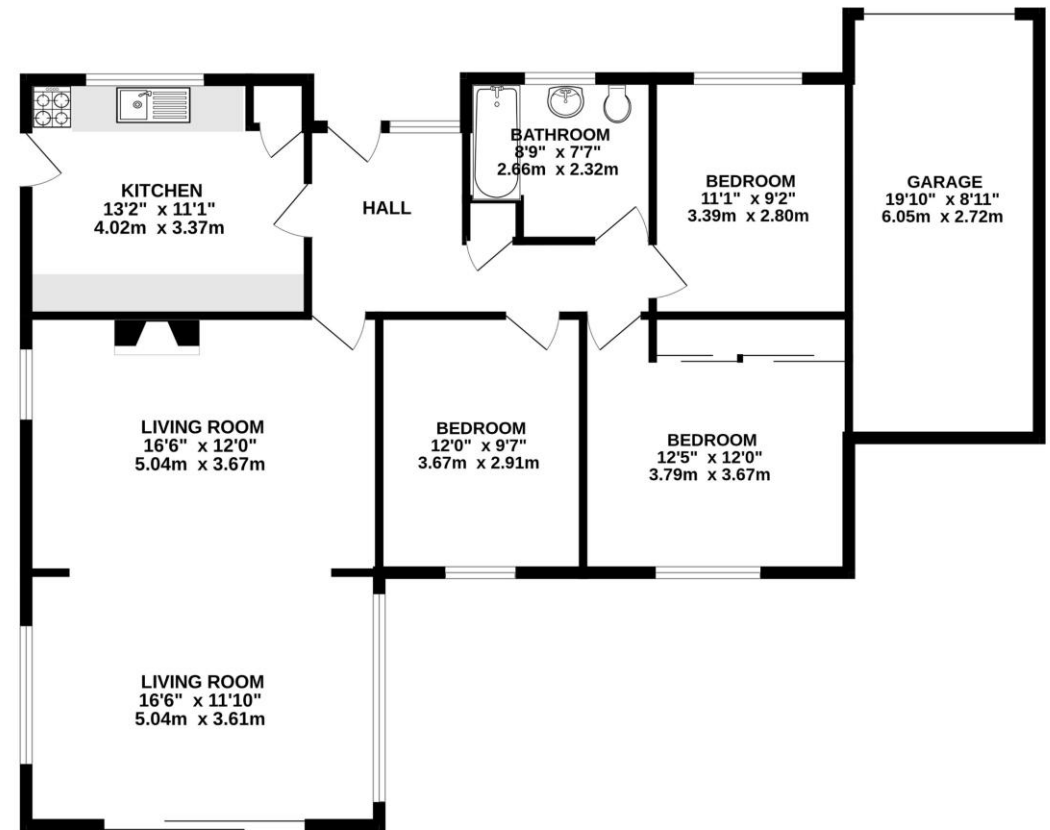
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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.



GROUND FLOOR
1240 sq.ft. (115.2 sq.m.) approx.



TOTAL FLOOR AREA: 1240 sq.ft. (115.2 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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Location

The property enjoys an accessible on the western side of Helston town, within easy reach of the facilities and amenities of the town centre. Coronation lake and park nearby 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.

Viewing

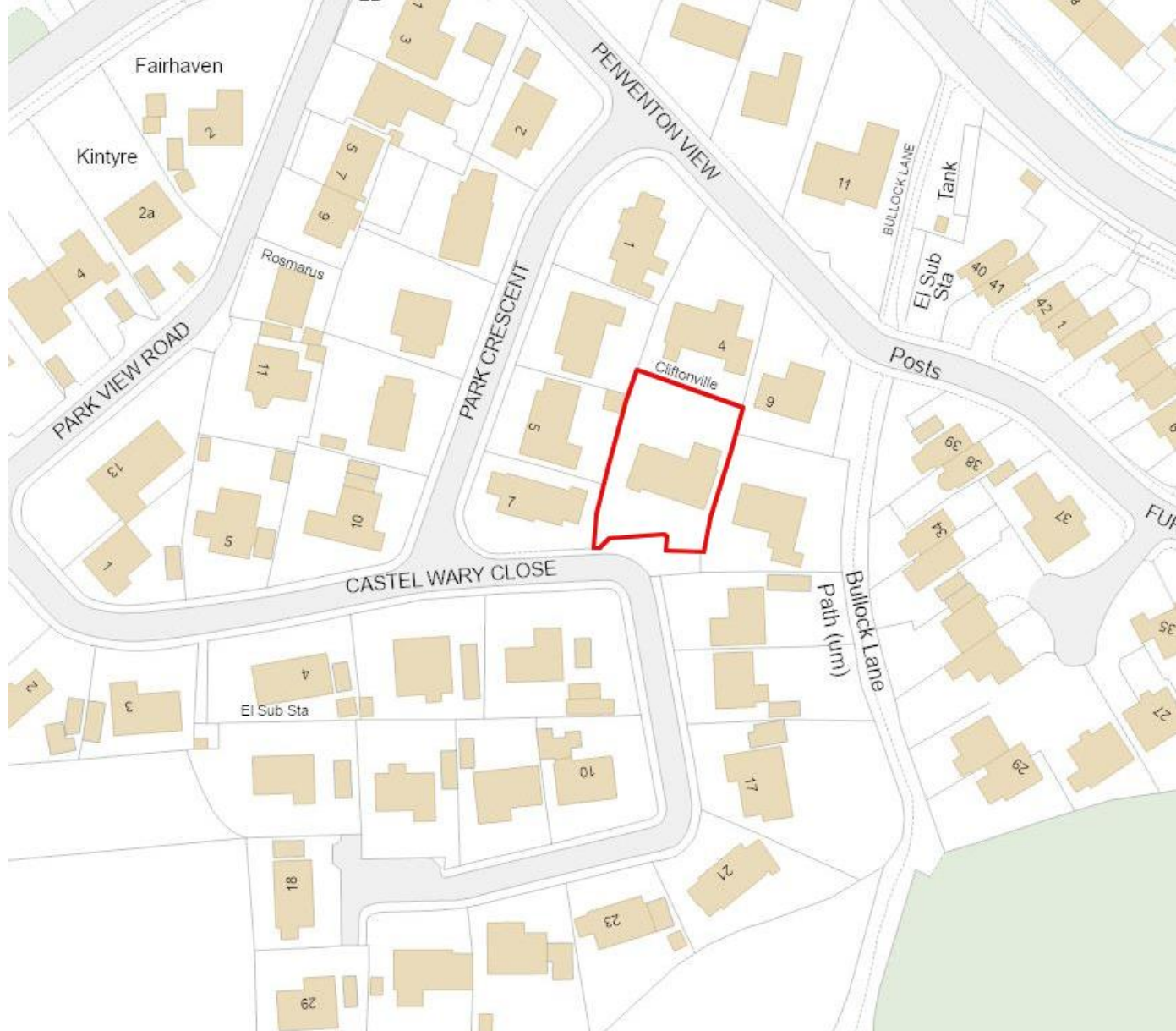
Strictly by appointment with the sole selling agent Lodge & Thomas.

Tel: 01872 272722 email: property@lodgeandthomas.co.uk

Directions

From the town centre head down Coinagehall Street to the double mini roundabout and head straight over the mini roundabout on to Porthleven Road and take the first left into Penventon View. Take the next right into Park Crescent to the end, turn left onto Castel Wary Close and the property will be found on the left hand side as identified by the Lodge & Thomas for sale board.

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Not to scale. For indicative purposes only.

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Estate Agents
Valuers
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