



21 Bosnoweth, Helston, TR13 8FP
Asking price £240,000



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This three bedroom link semi detached home is located in the highly regarded residential area of Bosnoweth and offers an excellent range of family size living accommodation. The property is presented to a high standard throughout with a particular feature being the conservatory which offers a useful additional living space. Internally, the first floor comprises an entrance hallway, cloakroom, sitting room, kitchen/diner and conservatory whilst the first floor offers a family bathroom and three bedrooms. Outside there is a fully enclosed rear garden with decked seating area and built in wooden seat. Further benefits include a pitched roof garage with utility area and driveway, double glazing throughout and a gas central heating system. An internal viewing is highly recommended.



A panelled door leads into:

ENTRANCE PORCH

With part mat and part wooden flooring, door into:

CLOAKROOM

Fitted with a low level WC, wall mounted wash hand basin with tiled splash back, wood flooring, ceiling light, radiator and a UPVC double glazed window to the front aspect.

LOUNGE

15'11 x 14'10 (4.85m x 4.52m)

A good size room with two wall mounted radiators, fitted carpet, UPVC double glazed window to the front aspect, stairs to the first floor and door into:

KITCHEN/DINER

14'11 x 9'0 (4.55m x 2.74m)

Kitchen Area

A light and bright room fully fitted with a range of wall and base units to include a corner carousel cupboard and drawers with under unit lighting on the wall units, butchers block wooden work surface with Butler's one and a half bowl sink and drainer unit having mixer tap over, integrated fridge and freezer, integrated oven with five ring gas hob and extractor hood over, laminate flooring and a UPVC double glazed window to the rear aspect.

Dining Area

Radiator, under stairs storage cupboard, vinyl flooring, dome shaped over table hanging pendant lights and UPVC sliding patio doors opening into the:

CONSERVATORY

13'3 x 10'2 (4.04m x 3.10m)

A dual aspect room with pitched roof, vinyl flooring and double patio doors opening out to the rear garden.

FIRST FLOOR LANDING

Fitted carpet, loft access and internal doors to all rooms including:

BEDROOM THREE

9'2 x 6'7 (2.79m x 2.01m)

A single bedroom with ceiling light, radiator, fitted carpet and a UPVC double glazed window to the rear aspect.

BEDROOM TWO

12'0 x 7'11 (3.66m x 2.41m)

A double bedroom with ceiling light, radiator, fitted carpet and a UPVC double glazed window to the rear aspect.

BEDROOM ONE

11'0 x 8'0 (3.35m x 2.44m)

A double bedroom with ceiling light, radiator, fitted carpet, built in double wardrobe and a UPVC double glazed window to the front aspect.

BATHROOM

A fully fitted suite comprising a bath with electric shower over, tiled splash back, low level WC, pedestal wash hand basin, radiator, vinyl flooring, over stairs storage cupboard, ceiling spotlight, extractor fan, shaver point and an obscured UPVC double glazed window to the front aspect.

OUTSIDE

GARAGE

20'3 x 8'10 (6.17m x 2.69m)

Having a pitched roof and up and over door to the front opening onto a driveway offering off road parking for one vehicle, double glazed pedestrian door leading to the rear garden, space and plumbing for washing machine and tumble dryer.

GARDENS

To the rear of the property is a fully enclosed garden which is laid to lawn and decking having a built in wooden seat and raised beds. There is also an outside tap and rear pedestrian access gate. To the front of the property is an area of garden which is laid to lawn and a path leading up to the front door.

SERVICES

Mains gas, electricity, water and drainage.

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

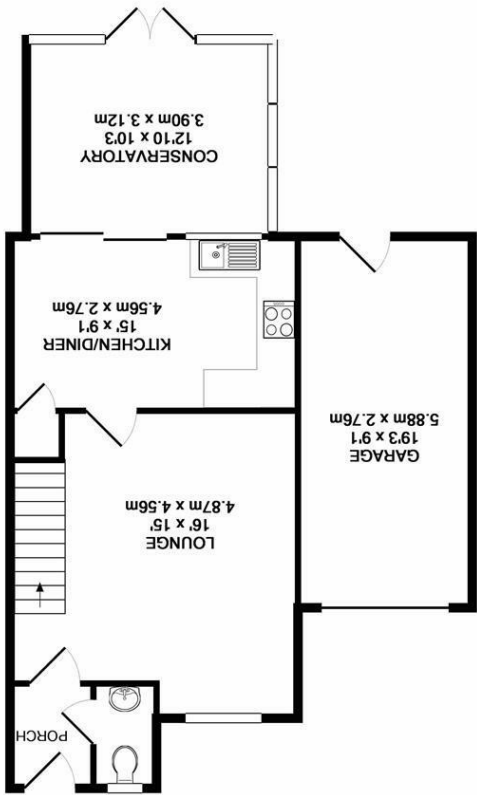
PROOF OF FINANCE - PURCHASERS

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

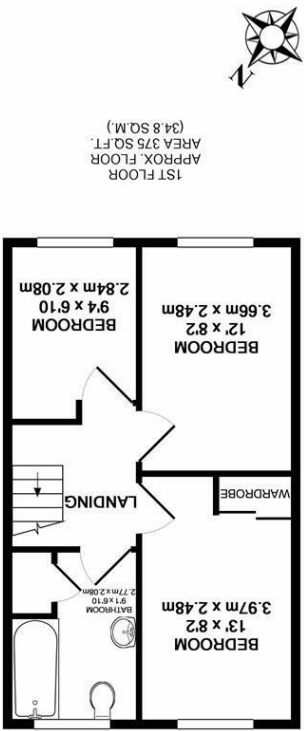


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as 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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GROUND FLOOR
APPROX. FLOOR
AREA 708 SQ.FT.
(65.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 375 SQ.FT.
(34.8 SQ.M.)



England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating	Potential	90
	Current	77
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		



England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Potential	89
	Current	77
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

