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**Broad Walk,  
Helston**

**Guide Price £245,000  
Freehold**





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## Property Introduction

An extremely well priced (in our opinion) end of terrace house.

The property is well presented providing good sized accommodation with the added benefit of a garage and parking.

Having gas central heating and uPVC double glazing, this is an excellent opportunity to purchase a family home in a location convenient for schooling and the town.

We strongly recommend a viewing of this property to appreciate everything that is on offer.

## Location

Being within close proximity to local supermarkets and the town centre this property offers a convenient location on the outskirts of Helston. Helston is famed for its historic Flora Day celebrations, traditionally held on May 8th, 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 modern town and the surrounding nearby areas now boast 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.

## ACCOMODATION COMPRISSES

Entrance door opening to:-

## ENTRANCE HALL

With wood laminate flooring, a set of open tread stairs to the first floor landing, a radiator and doors to the lounge and the kitchen.

## LOUNGE 12' 9" x 11' 6" (3.88m x 3.50m)

Offering ample space for furniture with a front aspect double glazed window, carpeted flooring, a radiator and a door to the dining room/bedroom.

## DINING ROOM/BEDROOM FOUR 10' 7" x 8' 6" (3.22m x 2.59m)

Providing space for furniture for use as a dining room, a double sized fourth bedroom or a home office, with carpeted flooring, a radiator, and a sliding double glazed door to the rear garden.

## KITCHEN 10' 10" x 9' 2" (3.30m x 2.79m)

Fitted with a range of wall and base units with complementing worktops, an inset one and a half stainless steel sink basin with a drainer and mixer tap, space and plumbing for a set of appliances, a rear aspect double glazed window, tiled flooring and splashbacks, a radiator and a double glazed door to the rear garden. Stairs from hallway to:-

## FIRST FLOOR LANDING

Access to loft space. With carpeted flooring, an airing cupboard and doors to the bedrooms and the shower room.



## BEDROOM ONE 11' 11" x 11' 1" (3.63m x 3.38m)

Double sized bedroom with a front aspect double glazed window, wood laminate flooring and a radiator.



## BEDROOM TWO 11' 8" x 9' 11" (3.55m x 3.02m)

Double sized bedroom with a rear aspect double glazed window, wood laminate flooring and a radiator.

## BEDROOM THREE 9' 2" x 6' 8" (2.79m x 2.03m)

Single sized bedroom with a front aspect double glazed window, wood laminate flooring and a radiator.



## BATHROOM

A modern suite with matte black fixtures and fittings comprising a push-button WC, a wash hand basin set into a stylish vanity unit and a black framed glass shower enclosure with both a rainfall and a handheld shower mixer with a holder. Frosted rear aspect double glazed window, herringbone effect flooring, tiled walls and a heated towel rail.

## OUTSIDE

To the rear is a lawned garden with a decked terrace and wooden fencing, and there is a single sized garage located in a nearby en-bloc. The property is set within a pleasant area overlooking a large green space and located close to shops, amenities, good schools and both road/public transport links.

## GARAGE 15' 11" x 8' 9" (4.85m x 2.66m)

Up and over door.

## SERVICES

Mains water, drainage, electric and gas.

## AGENT'S NOTE

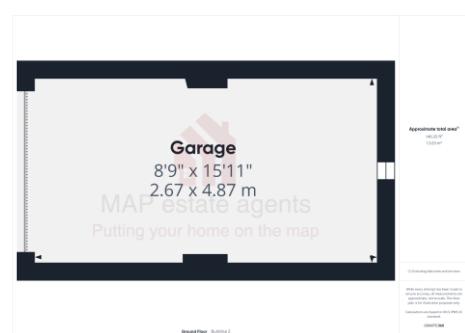
The Council Tax band for the property is band 'B'.

## DIRECTIONS

From the roundabout at Tesco proceed along Clodgey Lane towards Redruth and at the next roundabout take the first exit onto Godolphin Road. Proceed along taking the second right into Station Road just before the no entry signs and then carry on to the roundabout where you take the first exit and then take the first right by the school into Lower Town Lane which bends round to the left as it becomes Belmont Road. Continue down the hill and then just before the road bends round to the left again turn right into Carey Park. Broad Walk is a little way along on the left hand side and the property is set back off the road with our 'For Sale Board' outside. If Using What3Words: arch.unloading.umbrellas



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
England & Wales		73	87
EU Directive 2002/91/EC			



## MAP's top reasons to view this home

- End terrace house
- Three/four bedrooms
- Family bathroom
- Rear enclosed garden
- Garage and parking
- Well presented
- Close to schooling
- UPVC double glazing
- Gas central heating
- Ideal family home

01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

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