

FOR SALE



Seneschall Park
Guide Price £250,000


MARTIN & CO

Seneschall Park

Guide Price £250,000

- GARAGE & DRIVEWAY
- SEMI DETACHED
- REAR GARDEN
- CUL-DE-SAC LOCATION
- CLOSE TO LOCAL AMENITIES

Situated in a quiet cul-de-sac in a popular area just outside the centre of Helston and convenient for local schools and amenities is this two double bedroom property with driveway, garage and a rear lawned garden.



The property is set back from the road by a front garden and there is driveway parking in front of the attached garage. The front door opens into the lounge which leads through to the eat-in kitchen at the rear and has stairs going up to the first floor. On the first floor there are two double bedrooms and a bathroom. To the rear there is a good-sized garden with lawned and patio areas. The garage to the side of the property could potentially be extended (subject to planning consents) to provide further living accommodation on both the ground and first floor.

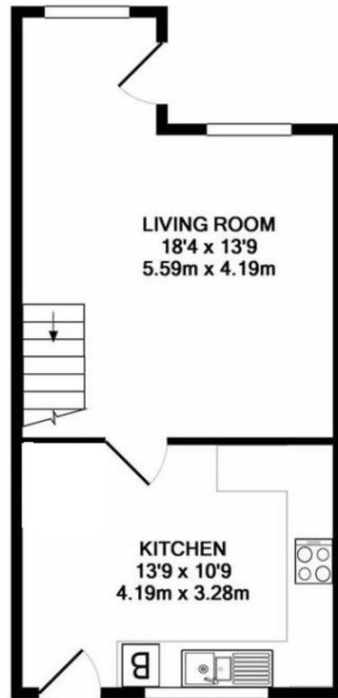
Please note that the largest double bedroom is currently laid-out with bunkbeds for children in the centre therefore please refer to the floorplan for dimensions.

Garage
EPC C
Council Tax B
Gas Central Heating & Hot Water
Mains Water, Gas & Electricity
Built Around 1996

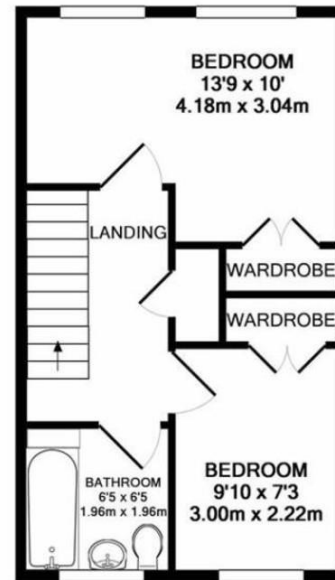
LOCATION

The most southerly town in Great Britain, Helston is a bustling traditional Cornish town on the Lizard Peninsula. Known globally for its annual Furry Dance (known locally as the Flora Dance), the town is full of quaint streets and stone cottages, with an array of boutiques, shops and cafes on the high street which dates back to medieval times. Nestled in beautiful Cornish countryside, the town is well located for exploring the coast, with the fishing port of Porthleven a short drive away along with the stunning beaches of Kynance Cove, Gunwalloe and Poldhu.





GROUND FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 330 SQ.FT.
(30.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 692 SQ.FT. (64.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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