

**FOR SALE**



**Beacon Parc, Helston**  
**Guide Price £300,000**

  
**MARTIN & CO**



## Beacon Parc, Helston

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- LARGE CORNER PLOT
- OFF STREET PARKING
- GARAGE
- ENCLOSED REAR GARDEN
- WELL PRESENTED

Located at the end of a quiet cul-de-sac of houses and set back from the road by a driveway and front garden is this lovely, extended, end of terrace double-fronted property, situated on a large corner plot with a garage and enclosed rear garden. The property has very good natural light and it is very well maintained.





You enter into a small hallway with the stairs to the first floor in front of you. To the right is a large double aspect lounge with a wood-burning stove in the centre and patio doors leading out to the garden at the rear. To the left is the dining which is open plan to the kitchen. The dining room has a feature fire surround with alcove cupboards and shelves either side and wood floors. An archway leads through to the kitchen with a cottage style kitchen with butcher's block worktops, space for a fridge-freezer, an integrated dishwasher and a butler's sink with mixer taps. A range style gas cooker with 6 burner gas hob is located in the original stove alcove and there is a larder cupboard under the stairs.

The floor is tiled. The back kitchen door leads to a utility area with washing machine and dryer and a door to the back garden. Beyond is a single storey extension with a third reception room which has a vaulted ceiling, wood flooring and patio doors to the garden.

There is a naturally light first floor landing with a built-in linen cupboard and doors to three bedrooms and a bathroom. The main bedroom is a large double with one built in wardrobe and plenty of space for additional storage. The second bedroom is a large single bedroom and then there is a small single bedroom adjacent. There is a part tiled bathroom with mains shower over bath, pedestal sink with mixer tap and a low level WC with push button flush.

Externally, there is driveway parking in front of the property. Adjacent there is a wooden garage with double-doors and an additional shed alongside, plus some garden. To the rear of the house there is a lovely, enclosed garden, including a patio area, lawn and mature shrubs and trees.





## FEATURES INCLUDE:

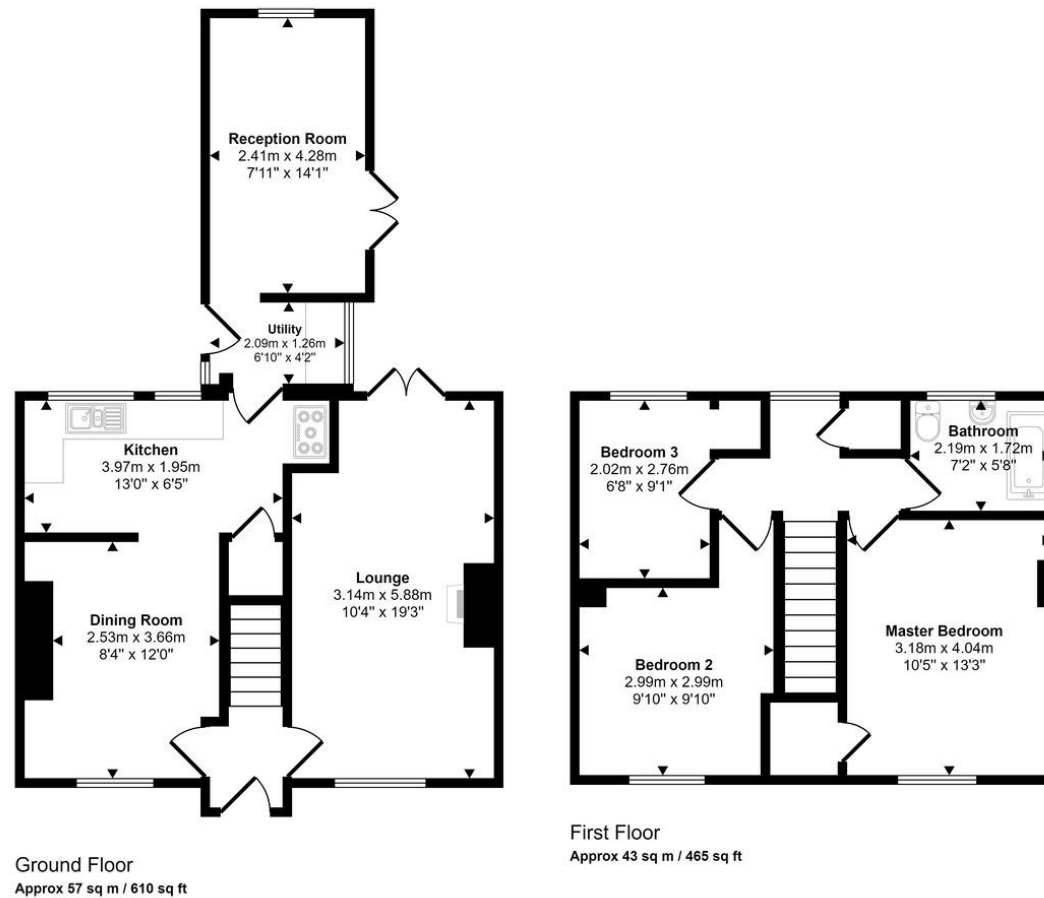
Wood burning stove in lounge  
Extended ground floor  
Gas central heating and hot water  
UPVC double glazed windows  
EPC - D  
Council Tax Band B  
Large corner plot  
Enclosed rear garden  
Garage and shed  
Off street parking

## LOCATION :

Beacon Parc is located in the centre of Helston, just a 10 minute walk to the town centre and very well situated for local schools, supermarkets and other amenities. 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.



Approx Gross Internal Area  
100 sq m / 1074 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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