

FOR SALE



Trenance Close, Helston  
Guide Price £285,000

MARTIN&CO

# Trenance Close, Helston

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- BEAUTIFUL VIEWS OVER COBER VALLEY
- RECENTLY UPDATED INTERNALLY
- GARAGE & PARKING
- GAS CENTRAL HEATING
- CONVENIENT LOCATION

This very well presented and neutrally decorated, three-bedroom home at the end of a cul-de-sac has beautiful far-reaching views across the Cober Valley and has been considerably updated by the present owners.

Enjoying an elevated, south facing position, the location of this property really makes the most of the stunning countryside views across the Cober Valley and has light and airy accommodation, neutrally presented to create a lovely calm atmosphere.

Approaching the property there is a front garden and a driveway, which is suitable for parking up to two cars, leading to the garage. Entering the property there is a useful porch with space for coats and shoes which leads into a spacious lounge which has a large, picture window, providing rural views and plenty of natural light. At the centre there is an electric 'stove' with a wooden mantel beam as a focal point. A door at the rear leads through to



the kitchen / diner which looks out onto the back garden. There are a range of modern cream, fitted floor and wall units, with a tiled splash-back and integrated electric oven with gas hob and modern extractor hood. To one side there is ample space for a family dining table and a back door takes you out to the patio garden which is arranged over two tiers.

Stairs from the lounge lead up to the first-floor landing, with an under stairs cupboard providing useful storage space. On the first floor there are two spacious double bedrooms, one having an entire wall of fitted wardrobes. The third bedroom is a single, currently used as a dressing room and again this has a wall of fitted wardrobes providing plentiful storage. From the first floor, there are incredible countryside views to the front aspect. The bathroom has been updated by the current owners to provide a sleek and calm space. This includes easy to clean bathroom panelling, a large raindance shower over the bath and a chrome heated towel rail.

Link Semi-Detached

Council Tax Band - C

EPC – D

Gas Central Heating and Hot Water

Mains Gas, Electric, Water and Drainage

uPVC Double Glazing

Broadband : Superfast Broadband Available

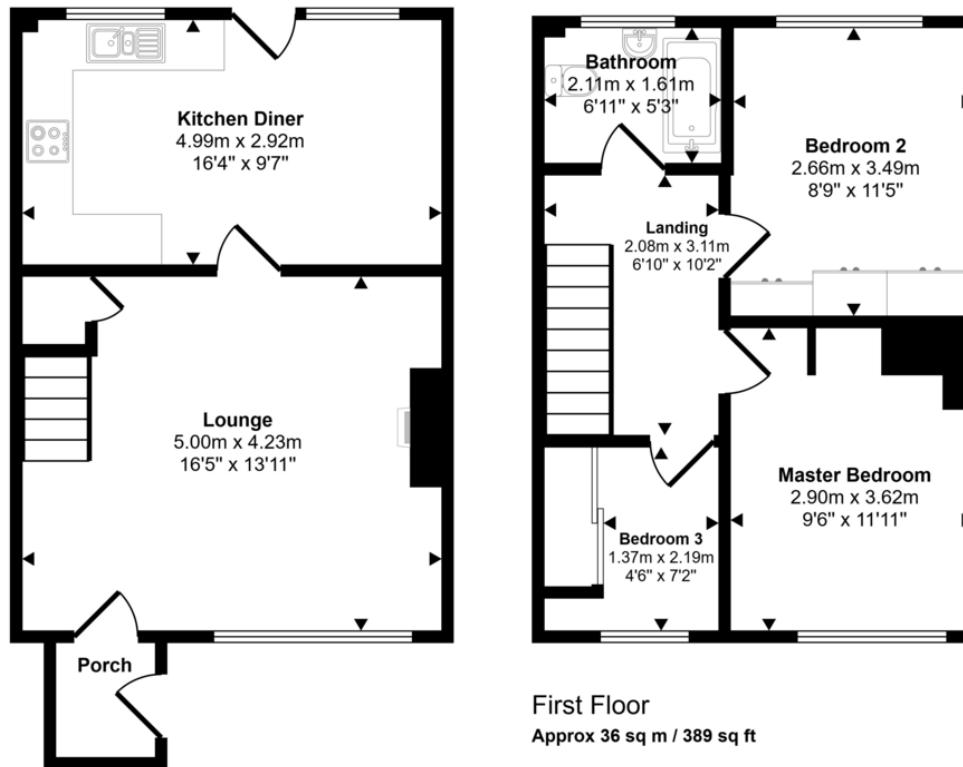
Mobile Phone Coverage: O2 / EE / Three / Vodafone -

Please contact individual providers for further information.

Trenance Close is a well-regarded residential area on the outskirts of Helston's historic town centre, very well located for local schools, supermarkets, shops and leisure facilities. These include a sports centre with swimming pool and Coronation Park with a boating lake, play areas and skate park. The Cober Valley and National Trust Penrose Woods provide lovely local walks and the thriving harbour and beach at Porthleven is just 3.5 miles away. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.



Approx Gross Internal Area  
74 sq m / 801 sq ft



Ground Floor  
Approx 38 sq m / 412 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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