

**FOR SALE**



**Furry Way, Helston**  
**Guide Price £228,000**

  
**MARTIN & CO**

## Furry Way, Helston

Guide Price £228,000

- GAS CENTRAL HEATING
- NEUTRALLY PRESENTED
- FRONT AND BACK GARDENS
- CONVENIENTLY LOCATED
- COMMUNAL CAR PARK

**IDEAL FOR FIRST TIME BUYERS! A modern, neutrally presented, two-bedroom, mid-terrace house, close to the centre of Helston and conveniently located for the amenities of Coronation Park and the boating lake.**

Located towards the end of a cul-de-sac, the property benefits from mains gas central heating, double-glazing and a communal parking area. There is also a low-maintenance enclosed rear garden, with access to a path leading to the parking area.

The property is set back from the road by a terraced, front garden and accessed via two short flights of steps. You first step into an entrance porch which leads through to the lounge. This leads through to a modern, fitted kitchen, which has access to the back garden. On the first floor there are two bedrooms and a bathroom. Externally, the garden has a raised patio area, with steps leading down to a lower,



gravelled area, which has a garden shed. The rear of the property has pleasant, distant, rural views.

Furry Way is very conveniently situated moments from the town and, in particular the Coronation Park amenity area, with its boating lake, children's play area and skate park. Also nearby is the National Trust Penrose Estate, with its woodland walks and trails to Loe Pool and the sea beyond. The fishing village and beaches around Porthleven are a short drive away.

Gas Central Heating & Hot Water  
Council Tax Band B  
EPC C  
Communal Parking Area  
NO ONWARD CHAIN

#### LOCATION:

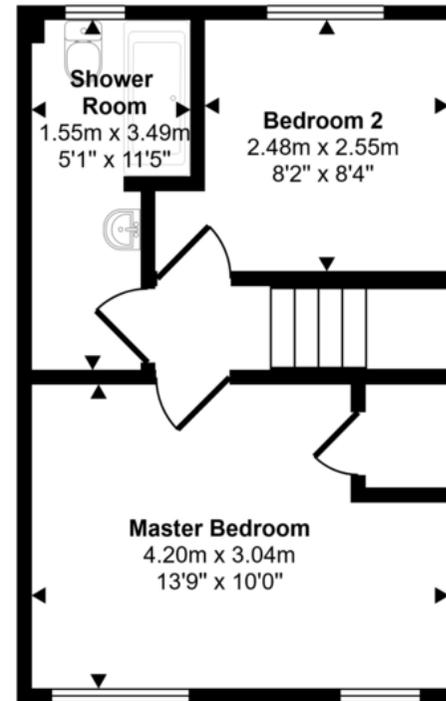
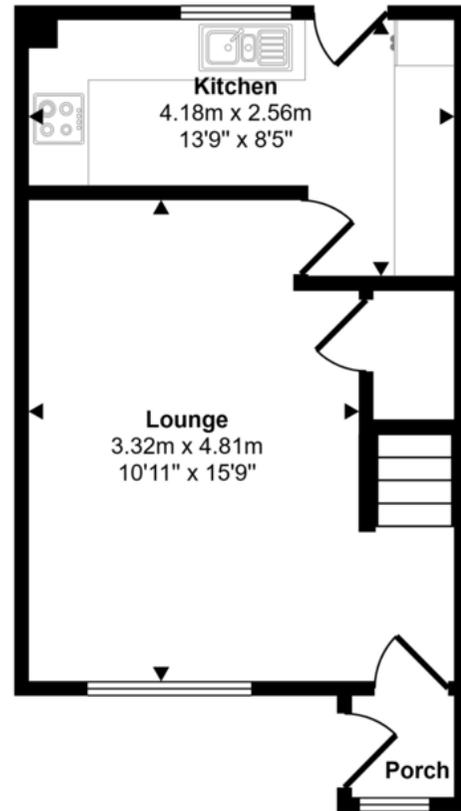
The most southerly town in Great Britain, Helston is a bustling traditional Cornish town on the Lizard Peninsula, a designated area of outstanding natural beauty, with many stunning beaches, coves and cliff top walks.

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

Centuries ago, Helston was a thriving port, but in the medieval period, the mouth of the Cober River began to silt up, creating the shingle bank called Loe Bar, which effectively closed off Helston and made the largest freshwater lake in Comwall. The banks of the lake now have a variety of attractive walking paths, making this a popular spot for day trips.



Approx Gross Internal Area  
57 sq m / 616 sq ft



First Floor  
Approx 28 sq m / 303 sq ft

## Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF  
T: 01326 697696 • E: falmouth@martinco.com

# 01326 697696

<http://www.martinco.com>

  
**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.