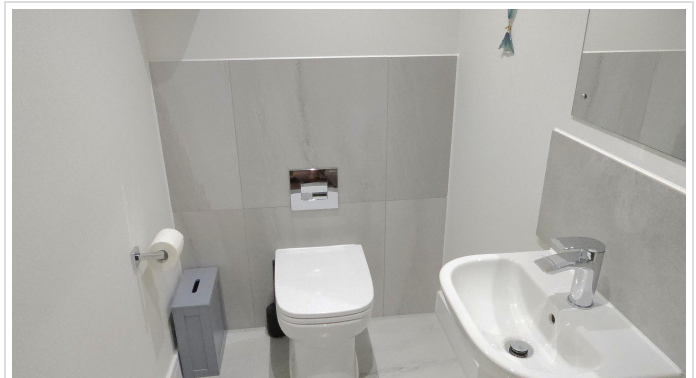


3 Bed Detached In Mab Ha Broder Trewennack, Helston, TR13 0FT £460,000



SHORT DESCRIPTION

Property Ref: 15443 An exceptional opportunity to acquire a detached three-bedroom home in the tranquil rural hamlet of Trewennack, just moments from the historic market town of Helston. Key Features- - No onward chain - Built in 2022, with remaining 8 years NHBC warranty - Modern 3-bedroom layout - Spacious open plan kitchen dining area with granite worktops, kitchen island and Bosch integrated appliances - Utility room attached via internal door to the garage - Eco Heating (Air Source Heat Pump) and underfloor heating - Private rear garden and off-road parking with space for up to 4 or 5 vehicles - Quiet, well-managed residential private road comprising of only 5 houses Key Notes: The management of the private road is via a local managing agent as part of a Residents Management Company with a yearly fee of ~£1100 to ensure the upkeep of the private road and communal Sewage Treatment Plant equipment Distances- Helston- 1.5 miles Gweek- 2 miles Porthleven- 5 miles Falmouth- 10 miles Truro- 15 miles Property Type- Detached Full selling price- £460000.00 Pricing Options- Offers in the region of Tenure- Freehold Council tax band- D EPC rating- C Measurement- 1173.27 sq.ft. Outside Space- Front Garden, Rear Garden, Patio Parking- Garage, Driveway, Private Heating Type- Eco-Friendly, Underfloor Heating Chain Sale or Chain Free- Chain Free Possession of the property- Self-occupied.....

3

Bed Room(s)

3

Bath Room(s)

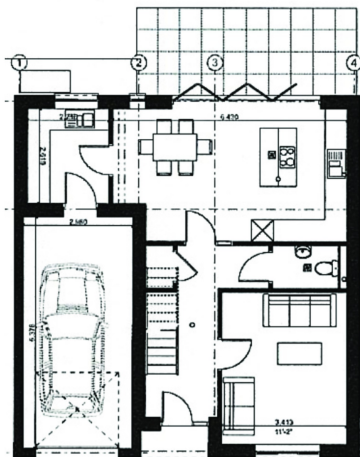
1

Living Room(s)

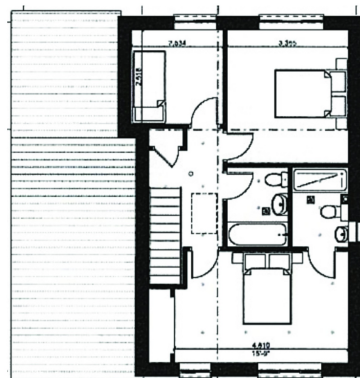
FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

GROUND FLOOR



FIRST FLOOR



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	80 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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