



Park An Daras
Helston, Cornwall, TR13 0FF
Guide Price £300,000





Description

Bradleys are delighted to present this exceptional three-bedroom modern family home, located in the highly sought-after Park an Daras development. Finished to a high standard throughout, the property has been further enhanced by the current owners with beautifully landscaped gardens at both the front and rear. Early viewing is highly recommended Call 01326564321.

3 Park an Daras is an immaculately presented 3-bedroom family home, only a short distance from Helston town centre. In brief the property comprises entrance hall, downstairs WC, lounge, fitted kitchen/diner on the ground floor. The first floor offers three bedrooms and a beautifully appointed family bathroom. Externally benefitting from driveway parking and garage under coach house, low maintenance front garden and a private level rear garden. The property has double glazing and gas central heating throughout.

Location

Helston, the home of the famous Flora Day and Furry Dance is a thriving traditional market town, which boasts an extensive range of facilities and amenities. Its educational centres afford Infant, Junior and Senior Schools as well as Helston College. Other amenities are a sports centre with indoor swimming pool, cinema, doctors' surgeries, pharmacies and a variety of shops and supermarkets.





Directions

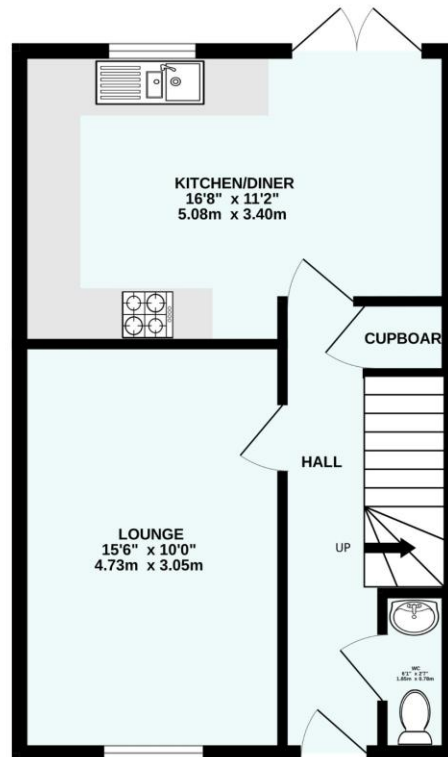
What3words: ///exact.stall.relief

Material Information

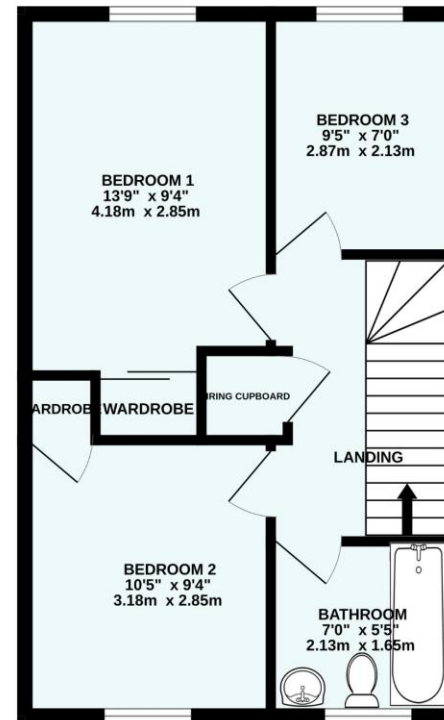
- EPC Rating: B
- Tenure: Freehold
- Council Tax: C
- Local Authority: Cornwall Council
- Services: Mains Electric, Water, Gas Drainage
- Heating: Gas Central Heating
- Private Parking and Garage under Coach House



GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 871 sq.ft. (80.9 sq.m.) approx.
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Property Fact Sheet Ref:

HEL220075.02 (28.09.26) LR

Bradleys Estate Agents

1 Meneage Street, Helston, Cornwall, TR13 8AA

Tel. **01326 564321**

Email. **helston@beagroup.co.uk**

IMPORTANT PLEASE READ: These sales details are a guide only and all plans and measurements are approximate. We recommend a thorough viewing of the property before making an offer. If there is any feature about a property that is important to you, please make an enquiry with our local branch before committing to a buying decision. These sales details do not constitute a contract of sale. Bradleys E. A are obliged by law to carry out AML due diligence with any buyer prior to instructing a sale and there will be a charge to the buyer(s) for this. No apparatus, fixtures/fittings or services have been tested, and these details do not constitute a survey or otherwise.