



**Barton Close**  
**Helston, Cornwall, TR13 8LL**  
Guide Price £335,000





## Description

Offered to the market chain-free, this detached three-bedroom bungalow occupies a desirable residential location. The property benefits from a private driveway, garage and enclosed gardens. Early viewing is highly recommended. To arrange your viewing, call 01326 564321.

Coming to the market for the first time in 40 years, 11 Barton Close presents an exciting opportunity for a new owner to put their own stamp on this spacious bungalow. Offering excellent potential for modernisation and a little updating, this property is ideal for buyers looking to create a home tailored to their own tastes. Comprising of a spacious lounge, kitchen, three bedrooms, bathroom and a useful side porch. Externally, the property benefits from a large, newly laid resin driveway providing ample off-road parking and leading to a garage, with a partial canopy over the front entrance. To the rear, the garden is predominantly laid to lawn, complemented by a paved patio seating area and garden shed, providing a pleasant outdoor space to enjoy.

For those seeking the convenience of single-storey living, with level access into and out of the property, 11 Barton Close could be the perfect choice. Offering generous accommodation, excellent potential.

## Location

Helston, famous for its Flora Day and Furry Dance, is a thriving market town offering a wide range of amenities. As the gateway to the Lizard Peninsula, it provides access to Cornwall's stunning coastline via the picturesque Penrose Estate and Loe Pool, Cornwall's largest natural freshwater lake. The town offers a range of schools, including the renowned Helston College, alongside a sports centre with swimming pool, cinema, medical facilities, shops and supermarkets and plus football, cricket and rugby clubs. Offering excellent access to Cornwall's southern and western peninsulas.





### Directions

What3words ///charts.sofas.mainframe

### Material Information

- EPC Rating: To be confirmed
- Tenure: Freehold
- Council Tax Band: D
- Local Authority: Cornwall Council
- Services: Mains Electric, Water, Gas and Drainage
- Heating: Gas Central Heating
- Private Driveway and Garage



## Barton Close, Helston, Cornwall, TR13

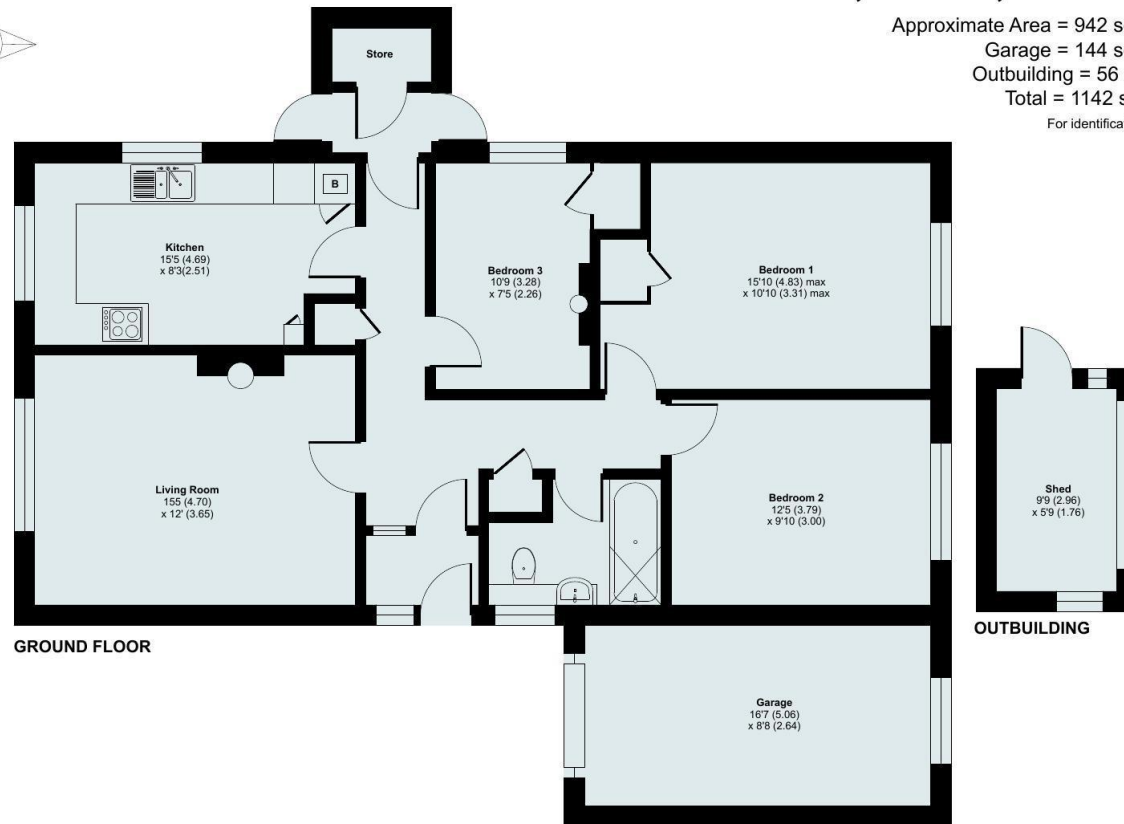
Approximate Area = 942 sq ft / 87.5 sq m

Garage = 144 sq ft / 13.3 sq m

Outbuilding = 56 sq ft / 5.2 sq m

Total = 1142 sq ft / 106 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Bradleys. REF: 1534664



### Property Fact Sheet Ref:

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### Bradleys Estate Agents

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**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.

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