



Sea Lanes, Tresowes Hill, Ashton,
Helston, Cornwall, TR13 9TB









SEA LANES, TRESOWES HILL, ASHTON, HELSTON, CORNWALL, TR13 9TB

GUIDE PRICE £450,000 FREEHOLD

*** DETACHED BUNGALOW * LARGE MATURE GARDENS * OPEN PLAN LOUNGE/KITCHEN ***

*** SOUGHT AFTER SEMI RURAL LOCATION * THREE BEDROOMS ***

*** SEA VIEWS * OFF ROAD PARKING AND GARAGE * EPC = E * COUNCIL TAX BAND = D ***

*** APPROXIMATELY 82 SQUARE METRES ***

Situated in an elevated position enjoying wonderful sea and countryside views over Mount's Bay towards St Michael's Mount is this three bedroom detached bungalow. A particular feature of the property are the gardens, which appeal to the keen gardeners with a large lawned area, mature shrubs to provide a good level of privacy. There is raised decked areas giving a great spot to take the aforementioned views and further private patio area to enjoy the local wildlife. The accommodation comprises of the aforementioned three bedrooms, recently refurbished shower room, open plan lounge, living room/kitchen with patio doors leading onto the aforementioned gardens. The property is approached over a shared driveway leading to further parking for several vehicles and a detached garage. Tresowes is a rural hamlet, located between Penzance and Helston and off the A394. Local amenities include pretol station and public house in New Town and Coop in Rosudgeon. The hills of Tregonning and Godolphin offer many farm walks with superb views across the Lizard and Penwith Peninsula and a viewing of this bungalow is highly recommended to fully appreciate it.

Double glazed door into:

PORCH: Double glazed to two sides, further door into:

HALLWAY: Night storage heater, access to loft space, large walk in cupboard, further cloaks cupboard, doors to:

KITCHEN: 11' 8" x 6' 7" (3.56m x 2.01m) Fitted with a range of base and wall units with worksurfaces and tiling over, single drainer stainless steel sink unit, plumbing for washing machine and dishwasher and space for electric cooker. Patio doors onto decked area. Kitchen in turn leads to the:

DINING AREA: Opens into the:

LOUNGE: 13' 9" x 11' 9" (4.19m x 3.58m) Double glazed window to front with views, electric heater, inset wood burner on slate hearth.

BEDROOM ONE: 14' 11" x 9' 11" (4.55m x 3.02m) Double glazed window to front, night storage heater, fitted wardrobes to two walls.

BEDROOM TWO: 15' 4" x 9' 10" (4.67m x 3.00m) Double glazed window to rear, fitted wardrobe to one wall.

BEDROOM THREE: 9' 7" x 7' 5" (2.92m x 2.26m) Double glazed window to rear.

SHOWER ROOM: Double glazed window to rear, fully tiled shower cubicle, WC, pedestal wash hand basin, tiled walls, heated towel rail.

OUTSIDE: The property is approached over a shared driveway, leading to parking for several vehicles, which in turn leads to garage, gardens, surround the property to three sides and are south facing and laid to established shrubs and trees with a large lawned area to the front, raised decked area enjoying the sea views and to the rear is a gravelled sitting area offering a high degree of privacy.

SERVICES: Mainswater, electricity and private drainage.

DIRECTIONS: Via "What3Words" app: [///warbler.bowhead.contracts](https://www.what3words.com/#!/en/warbler.bowhead.contracts)

AGENTS NOTE: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of block under a concrete tiled roof.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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