

Travyth Tylly, Rinsey Lane Ashton, Cornwall TR13 9SG





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Welcome to this charming detached stone faced property boasting four bedrooms, a convenient cloakroom, a delightful kitchen/diner and a generously sized lounge. With parking capacity for approximately eight cars and the added convenience of a substantial garage, you'll have room for both your vehicles and additional storage.

The true allure of this property lies within its extensive gardens which are mainly laid to lawn and offer a great degree of privacy. This home offers a wonderful opportunity to infuse your personal touch and create your dream living space. If that's not enough, there is also no onward chain !



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

Tel: 01326 565016 | sales@thematherpartnership.co.uk | www.thematherpartnership.co.uk

GUIDE PRICE - £525,000

LOCATION

Ashton is a super village location offering excellent access to the surrounding coast and countryside in particular nearby Rinsey and Porthleven. Also almost equidistant between the larger towns of Helston and Penzance both of which offer a good range of day to day facilities.

ACCOMMODATION

Entrance Porch
Hallway
Cloakroom
Lounge
Kitchen/Dining Room
First Floor Landing

Bedroom One
Bedroom Two
Bedroom Three
Bedroom Four
Bathroom

GARAGE

With roller door, power and light connected and sink.

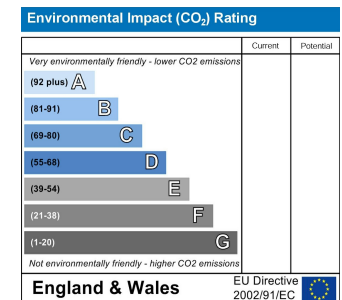
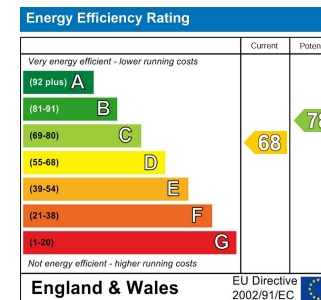
PARKING

Parking for several cars to the side of the property.

GARDENS

The front garden is laid to lawn whilst the rear is also laid to lawn and has a patio seating area. There is also a useful shed. The gardens at the rear offer an excellent degree of privacy.





SERVICES

Mains water and electricity. Oil heating and private drainage.

COUNCIL TAX BAND - E

ANTI MONEY LAUNDERING REGULATIONS – PURCHASERS

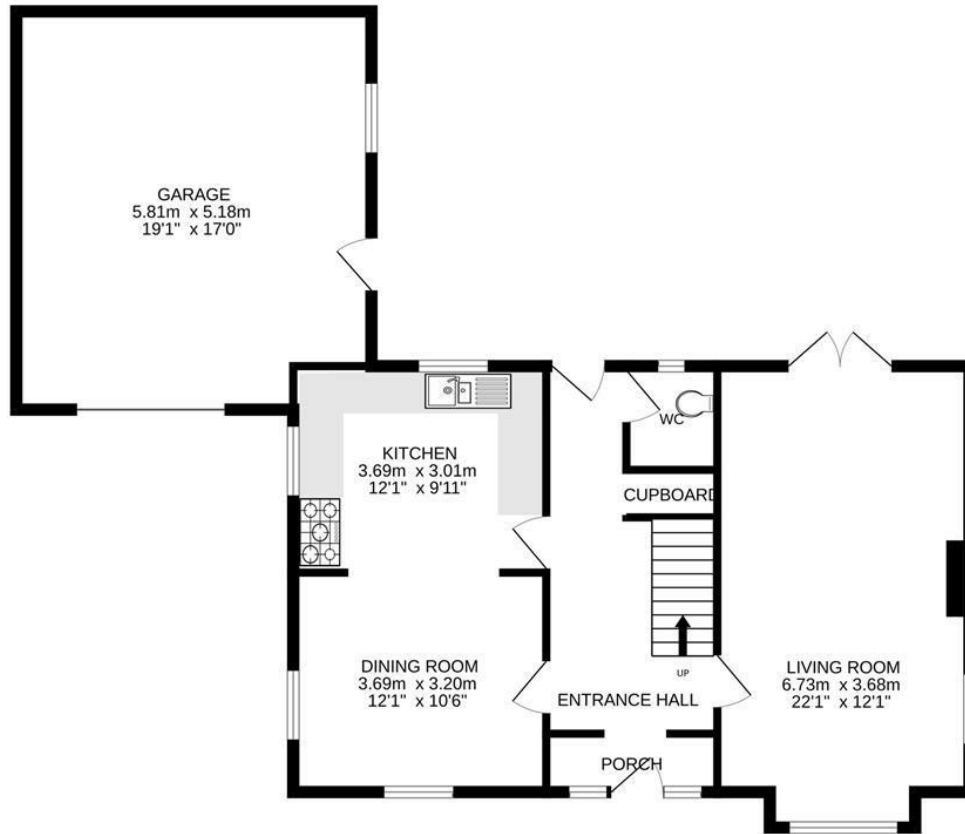
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE – PURCHASERS

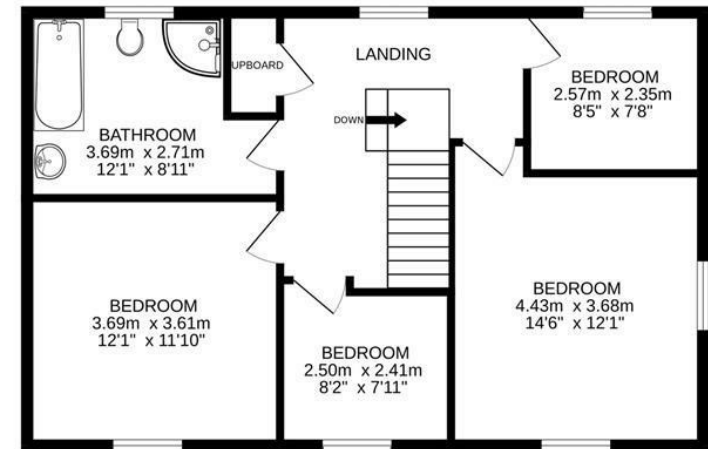
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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