

# Sea Lanes Tresowes Hill Ashton, TR13 9TB











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Nestled in an elevated position, this three bedroom detached bungalow offers wonderful sea and countryside views over Mounts Bay towards St. Michael's Mount. Step into the porch which is ideal for storing outdoor gear without bringing it through the house. The kitchen area is just off the lounge diner allowing you to feel involved in conversations while providing sufficient storage and worktop space. The lounge/diner is the heart of the home and is a light and airy space, with a large window that not only allows natural light to flood in but also provides a picturesque view of the garden. All three bedrooms are well proportioned, offering plenty of space and comfort. and the shower room has been finished to a modern standard, for easy maintenance. The gardens of Sea Lanes are a particular highlight, appealing to keen gardeners with a large lawn area and mature shrubs that provide a good level of privacy. The raised decked area is a great spot to take in the views, and the private patio area is a lovely seating area to enjoy the local wildlife. The garage, although not of standard construction, provides ideal storage space or workshop, perfect for any DIY jobs.



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**GUIDE PRICE £450,000**

**Location**

Tresowes is a desirable rural hamlet located between Penzance & Helston off the A394. Local amenities include a petrol station with shop in Newtown, a CO-OP in Rosudgeon, a good selection of public houses, church and primary schools being located in nearby villages of Germoe, Breage, Godolphin and Porthleven. The hills of Tregonning and Godolphin offer many fine walks with superb views across both the Lizard and Penwith peninsula. The closest beaches are located at Rinsey and Praa Sands offering stunning coastal scenery. Nearby is the ancient market town of Helston regarded as the gateway to the Lizard peninsula having a good choice of national supermarkets, schools, sports centre, cinema and a variety of local shops.

**Accommodation**

Front Porch  
Entrance Hallway  
Kitchen  
Lounge/Diner  
Bedroom One

Bedroom Two  
Bedroom Three  
Shower Room

**Outside**

This property boasts a sizeable enclosed garden that serves as a true highlight. The expansive space offers immense potential for customization and enhancement. The garden is primarily laid to lawn, bordered by mature shrubs that provide a significant degree of privacy. The garden's appeal is further amplified by a patio area and a raised decked area. These additions offer outdoor seating options that are perfect for alfresco dining or simply observing the local wildlife in their natural habitat.

**Garage**

with an up and over door and power connected inside.

**Parking**

There is off road parking for two vehicles

**Services**

Mains electricity, water, private drainage. Multi fuel stove







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			<b>82</b>
		<b>43</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**Council Tax Band- D**

**Agents Note**

Prospective purchasers should be aware that the property is accessed via a shared driveway with the neighbouring property.

**Agents Note Two**

Photography has been provided by the sellers.

**Broadband and Mobile Phone Coverage**

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

**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 will inform you of the process once your offer has been accepted.

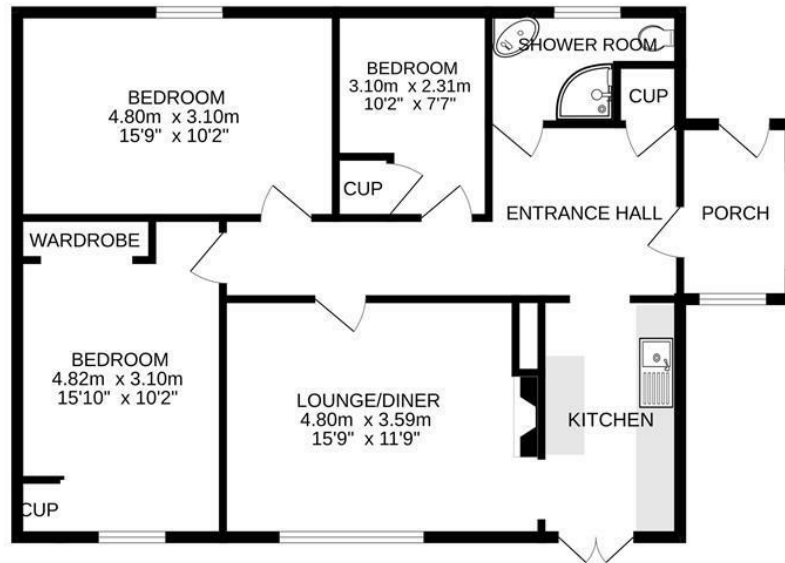
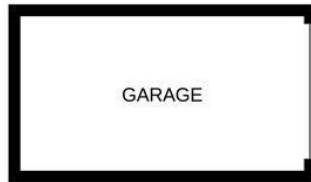
**Proof of Finances- Purchasers**

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.





# GROUND 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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



