

# 3 Hendra Close Ashton, TR13 9SS







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Welcome to this lovely four bedroom detached dormer bungalow located in the desirable Hendra Close, Ashton. This property offers a perfect blend of comfort and style, boasting three reception rooms that provide ample space for entertaining guests or simply relaxing with your family. The flexible living accommodation includes a delightful conservatory that floods the dining room with natural light, creating a warm and inviting atmosphere. With bedrooms and a shower room conveniently located downstairs, this home is thoughtfully designed to cater to your needs both now and in the future. The kitchen is a true highlight of this property, featuring plenty of storage and worktop space for all your culinary adventures. Imagine preparing delicious meals while enjoying the view of the enclosed rear garden, which is mainly laid to lawn and includes a raised decked area perfect for soaking up the sun on lazy afternoons. With parking space for three vehicles, this bungalow offers both convenience and comfort.



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

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**OFFERS IN EXCESS OF £450,000**

**Location**

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

**Accommodation**

- Entrance Hallway
- Living Room
- Dining Room
- Conservatory
- Kitchen
- Shower Room
- Bedroom Four
- Bedroom Three

Stairs to Landing

Bedroom Two with Built in Wardrobes

Bathroom

Bedroom One with Built in Wardrobes

**Outside**

Step into the landscaped garden, where the green lawn dominates the scene, offering a lovely canvas for outdoor enjoyment. A raised decked area provides a charming spot for outdoor seating, perfect for soaking up the sun or entertaining guests. Thoughtfully designed, this garden features a summerhouse and greenhouse, adding both practicality and charm to the outdoor space.

**Garage**

Providing a good amount of storage with electricity inside.

**Parking**

Driveway parking providing off road parking for two vehicles.

**Council Tax Band- D**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	76
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

### Services

Mains water, electricity and Private drainage. Oil Fired Central Heating.

### Agents Note

Our client has informed us that there is an established management company encompassing all properties on Hendra Close, responsible for the maintenance of the lane. The current annual cost for this is £50.

### 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

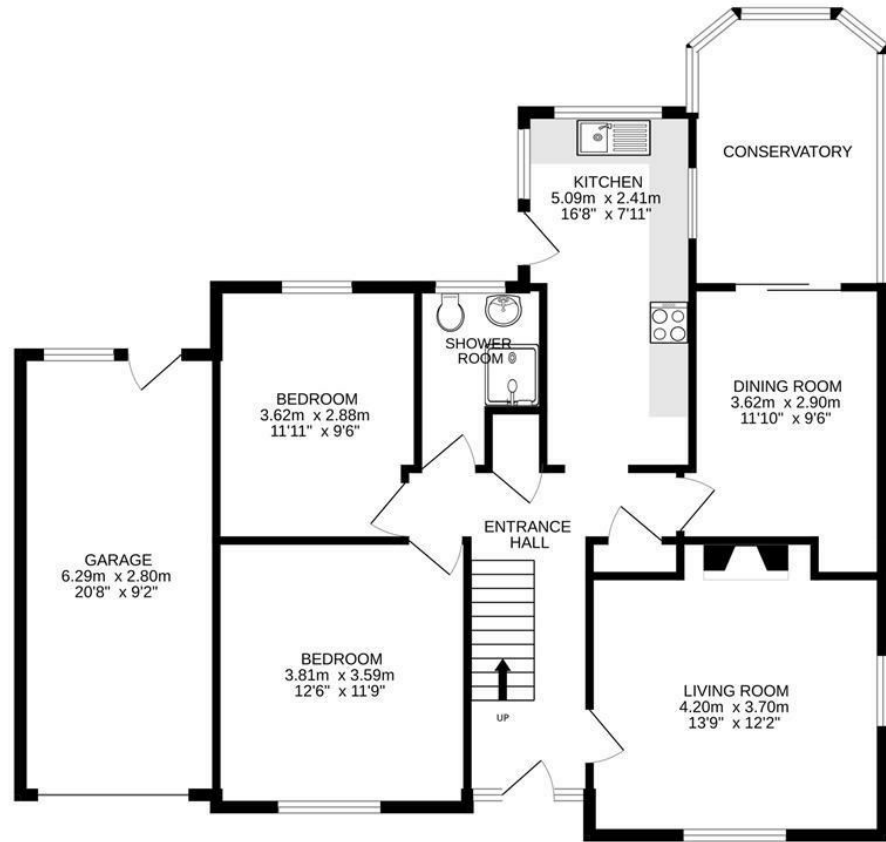
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### Proof of Finances- Purchasers

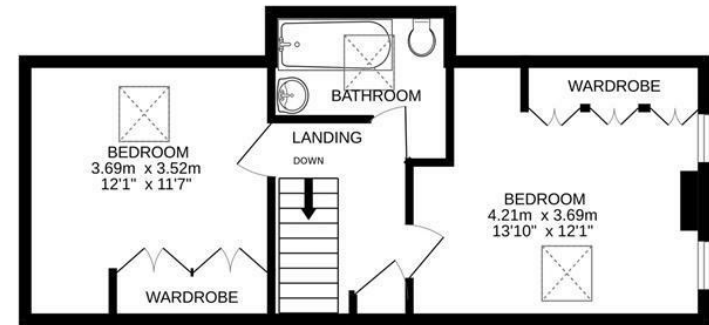
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



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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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 check themselves as to the amount of double glazed units in the property.



  
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