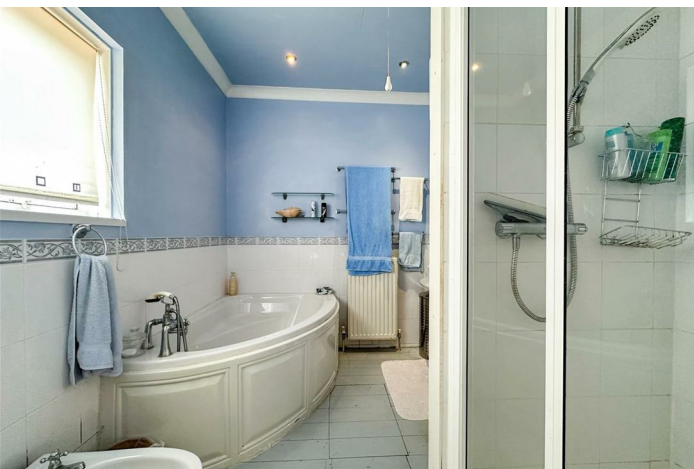


Warwick House Main Road
Ashton, TR13 9SR





Warwick House Main Road Ashton, TR13 9SR



Situated in the popular village of Ashton, this four bedroom detached bungalow is set within a generous plot and offers lots of potential to turn into your dream home. The bungalow requires updating throughout, but allows you to put your own stamp on it. The open plan lounge/diner is the heart of the home, with patio doors that open onto the garden, allowing the natural light to flood the room. On winter evenings, the log burner creates a cosy and inviting atmosphere and lovely focal point to the room. The kitchen/diner is the perfect setting for meal times, providing a space for friends and family to come together and enjoy good food and good company. The bedrooms are all well proportioned, with the master bedroom boasting a large ensuite with a separate bath and shower. The second bedroom offers flexibility and would be ideal for an older child or dependent relative. With a sunroom attached and its own ensuite, it provides a sense of independence while still being part of the home. The standout feature of this property is undoubtedly the garden. Mainly laid to lawn, it offers ample space to enjoy the outdoors, whether you're a keen gardener or simply enjoy relaxing in the sunshine.



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

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

GUIDE PRICE £395,000

Location

Ashton is a super village location offering excellent access to the surrounding coast and countryside in particular nearby Rinsey and Porthleven. It is positioned with easy access to the towns of Helston and Penzance both of which offer a good range of day to day facilities. There are also bus links to both towns, where there are connections to the National Buses, and train connections to London Paddington. The bus service goes to neighboring villages and towns which include Marazion, Praa Sands, Porthleven and Falmouth.

Accommodation

- Entrance Porch
- Hallway
- Bedroom One with En-suite and built in wardrobes.
- Bedroom Four
- Bedroom Three
- Shower Room

- Bedroom Two with Ensuite
- Sunroom
- Living Room
- Dining Room
- Kitchen/Breakfast Room

Outside

This property features an enclosed rear garden, mainly laid to lawn, with a raised patio for countryside views. A wildlife attracting pond and mature shrubs offer colour and privacy. One side houses a greenhouse and protected area for growing produce. A wooden lean to provides ample storage.

Garage

with an up and over door and electricity inside it provides fantastic storage and a fantastic opportunity to become a workshop/office for anyone that enjoys doing DIY jobs or requires additional space for working from home..

Parking

Off road parking for several vehicles.





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			
		46	69
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Services

Mains water, electricity, Private Drainage. LPG Gas. Oil Fired Central Heating.

Council Tax Band- D**Agents Note**

Our client advises of the following planning application PA19/06000 . Full details can be found on the Cornwall Council Planning Website.

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

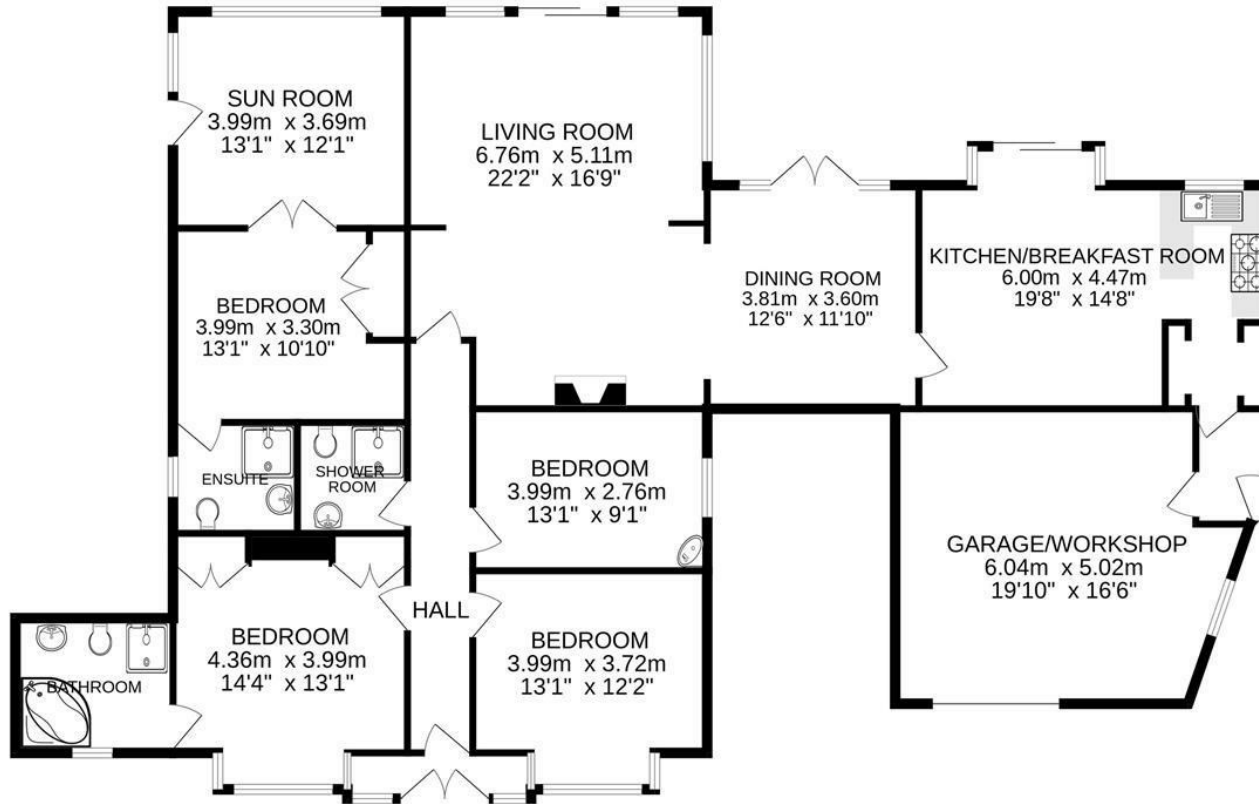
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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.



WARWICK
HOUSE

