

# Silverthorn Hendra Close Ashton, Cornwall TR13 9SS



**MATHER**  
PARTNERSHIP







# Silverthorn Hendra Close Ashton, Cornwall TR13 9SS



\*\*\*NO ONWARD CHAIN\*\*\*\*Situating in a quiet cul-de-sac and no through road, this three bedroom detached bungalow offers a peaceful and secluded living environment. The property is conveniently located backing onto fields, providing a picturesque countryside setting, while still being within easy reach of beaches, as well as neighbouring towns and villages. The heart of the home is the open plan kitchen/lounge/diner, which creates the perfect space for entertaining friends and family. The kitchen features plenty of storage units, ensuring that all your cooking essentials are easily accessible. The moveable island adds versatility to the space and creates additional worktop area. The focal point of the room is the fireplace, which adds a cozy and welcoming atmosphere, whether you are hosting dinner parties or enjoying a quiet night in front of the television. A brilliant feature of this property is the generous conservatory, larger than most, which provides a seamless transition from indoor to outdoor living. This spacious and light filled conservatory is a useful extension of the living space. It provides a relaxing spot to unwind while everyone enjoys activities in the garden. All three bedrooms in the bungalow are well sized and benefit from built-in storage, ensuring ample space for personal belongings and the bathroom has been finished to a modern standard. The garden is a true gem, providing plenty of potential. The fully enclosed rear garden is mainly laid to lawn and bordered by mature shrubs, offering a good level of privacy. It is the perfect space for outdoor activities and relaxation. You won't be disappointed with the size of the garage which provides plenty of additional storage and anyone that requires workshop space this can be easily incorporated.



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## OFFERS IN EXCESS OF £325,000

### 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

Bedroom Three

Open Plan Kitchen/Lounge/Diner

Conservatory

Bathroom

Bedroom Two

Bedroom One

### Outside

The garden is a real feature and provides a lot of potential. The rear garden is fully enclosed and mainly laid to lawn and bordered by mature shrubs providing a good level of privacy.

### Summerhouse

which is partially insulated and has electricity inside. It provides great flexibility and could be used as an office or games room.

### Garage

A large garage providing a good amount of storage with electricity inside and vertical doors.

### Driveway

Providing off road parking for two vehicles.

### Agents Note

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

### Agents Note Two

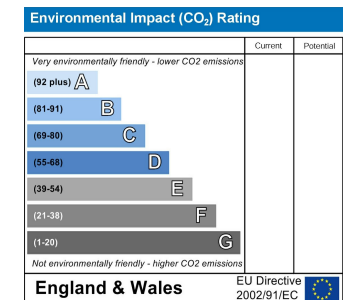
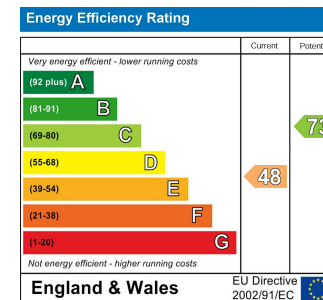
Our client has advised us that there is planning permission for a single storage extension. Plans can be viewed on the Cornwall Council planning website under the reference number PA24/03562.

### Services

Mains water, electricity. Private Drainage.









**Council Tax Band-D**

**Broadband and Mobile 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.

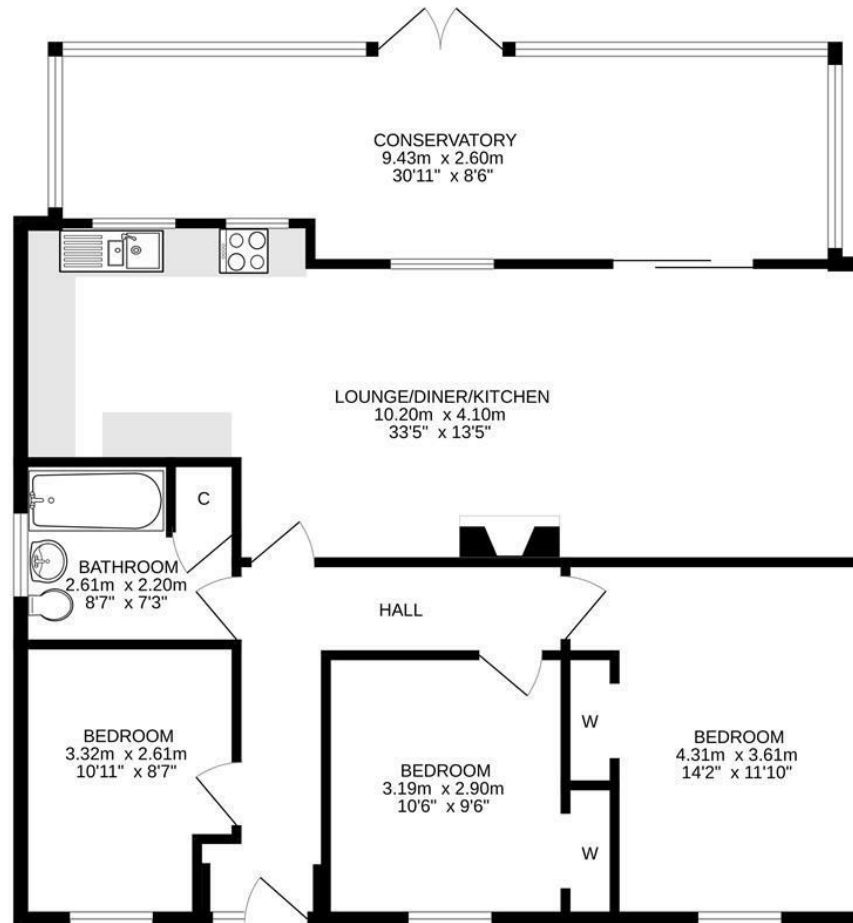
**Proof of Finances**

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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