

The Lodge, 5a Tregonning Close
Ashton, TR13 9RT







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Welcome to this stunning three bedroom new build property, finished to an exceptional standard throughout. As you arrive, the electric gates exude quality and privacy, leading to ample off road parking. Upon entering, you are welcomed into a spacious hallway that flows seamlessly into the kitchen/diner, a fantastic social environment perfect for entertaining friends and family. The fitted kitchen boasts a modern design, ensuring ample storage and worktop space.

The dual aspect living room overlooks the garden, creating a light and airy atmosphere. The downstairs double bedroom with an ensuite adds great flexibility and future proofs the property. Upstairs, you will find two well proportioned bedrooms and a stylish shower room.

The garden is a standout feature, offering a surprising amount of space for a newer property. Mainly laid to lawn and surrounded by mature shrubs, it provides a sheltered and private retreat. The garden has been cleverly landscaped with a Cornish wall that wraps around the boundary. The patio area in front of the bifolding doors encourages indoor/outdoor living, offering a great space for outdoor seating. This property truly combines modern living with thoughtful design, making it a perfect home for any family.



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

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GUIDE PRICE £575,000

Location

Located on a no through road in this popular village. Ashton is a super 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 Hallway
- Kitchen/Diner
- Utility Room
- Living Room
- Bedroom One with Ensuite
- Stairs to Landing
- Bedroom Three
- Bedroom Two

Outside

This deceptively spacious garden, a rare find for a new build property, has been thoughtfully landscaped to make the most of both space and sunlight. At the front and side, a newly laid patio area offers an ideal spot for outdoor seating, perfect for enjoying sunny days. The remainder of the garden is predominantly laid to lawn, bordered by mature shrubs that provide a good level of privacy, creating a serene and secluded atmosphere.

Parking

Off road parking for several vehicles

Warranty

The property will benefit from a Professional Consultants Certificate.

Services

Mains water and electricity. Private drainage. Owned Solar Panels with 10KW storage batteries. Air Source Heat Pump. Mechanical Ventilation Heat Recovery System. Electric Car Charging Point.

Agents Note

Our clients have informed us that there will be a contribution payable for the maintenance of the access lane. The amount is TBC. The property benefits from right of access across the lane to the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		98	99
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

Agents Note Two

Please also be aware that planning has been granted for a detached dwelling. Plans can be viewed on the online planning register under reference - PA23/03120.

Council Tax Band- TBC

The banding has yet to be confirmed.

Broadband & 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

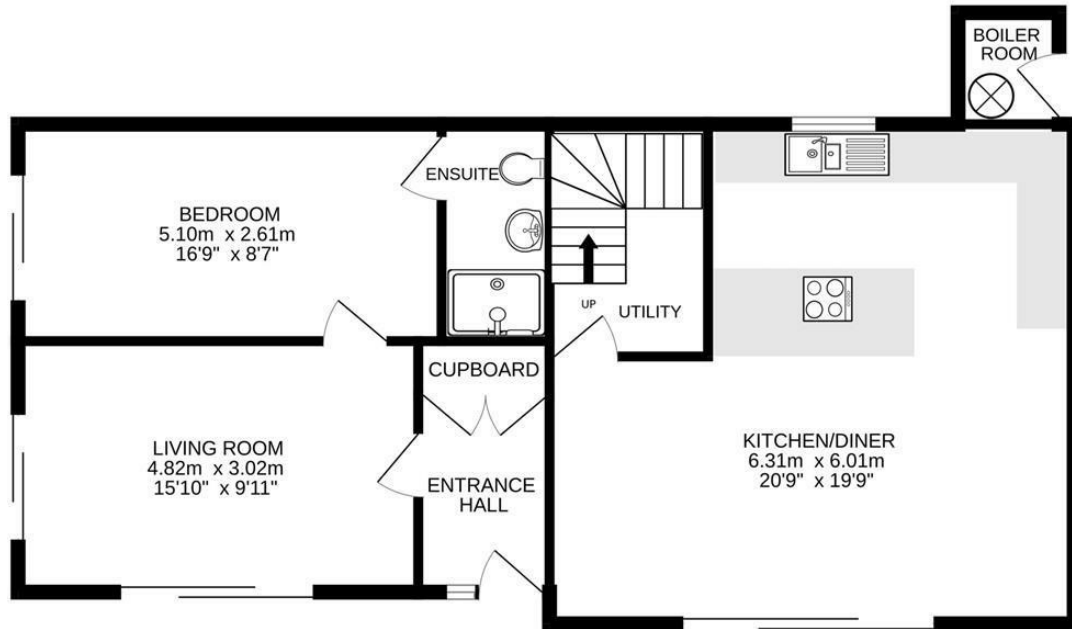
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

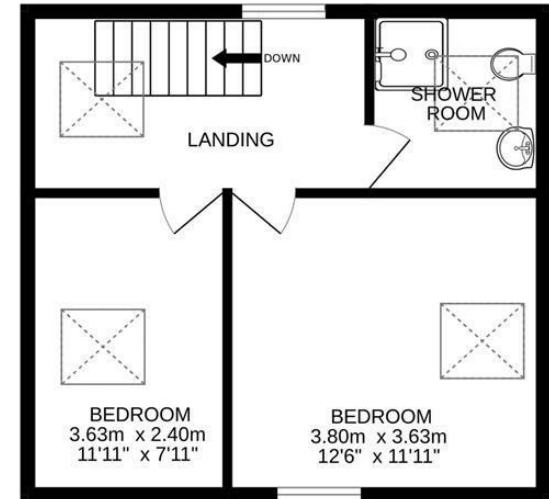
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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

