

8 Trewithan Terrace, Ashton  
Helston, TR13 9TQ





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Welcome to this tastefully renovated 3 bedroom semi-detached home, perfect for modern living. This property boasts a spacious, low maintenance garden, ideal for those who love outdoor space without the upkeep. The large garage offers ample storage and is ready for redevelopment, with planning reference details available using PA22/07533. This property is close to amazing walks with far stretching views, offering a serene and picturesque environment. The property is also close to the national trust estate, Godolphin House which is a great place to visit.



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

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**Guide Price - £340,000**

**Location**

The property enjoys an idyllic location at the foot of Godolphin Hill. Nearby Godolphin Hill is excellent for walking and it's summit makes a good viewpoint for Mounts Bay and the surrounding area. The property is in very close proximity to Tregonning Hill, which is famous as the place where China Clay was discovered by William Cookworthy around 1745. The property offers excellent access to the surrounding countryside and nearby coast and is perfectly placed to explore all that West Cornwall has to offer, being only 2.2 miles from the stunning mile long stretch of sparkling white sandy beach at Praa Sands. Praa Sands itself is a hugely sought after location, there are a range of eateries and small shops including a well stocked general store and deli. Nearby Porthleven, just 5 miles distant from the property, is a vibrant harbour village offering a cosmopolitan array of quality restaurants and cafes clustered around a gorgeous traditional working harbour and also benefitting from a large beach. The major towns of Helston and Penzance are both within easy reach with each offering a comprehensive range of day to day facilities and range of schooling options.

**Accommodation**

- Entrance Hall
- Kitchen/Living/Dining Room
- Utility room
- Bedroom 1
- En Suite
- Bedroom 2
- Bedroom 3

**Parking**

Ample off road parking

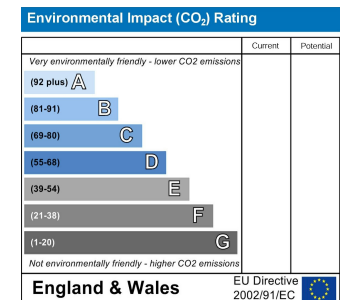
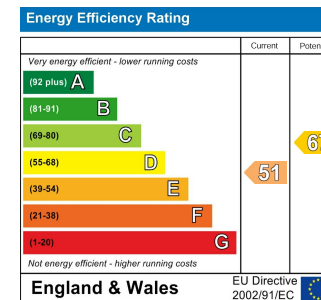
**Garage**

Large garage with inspection Pit and Planning Permission - Please see details at PA22/07533

**Outside**

The front garden is laid to lawn and the back garden is laid to a low maintenance gravel and decked area.





### Services

Mains Electricity and Water. LPG heating and hob. Our clients have advised that the sewerage is shared and that the septic tank is located in number 7's garden which is then emptied by Southwest Water and is billed by Southwest Water.

### Council Tax Band - B

### 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.

### 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/>



SOUTH ELEVATION

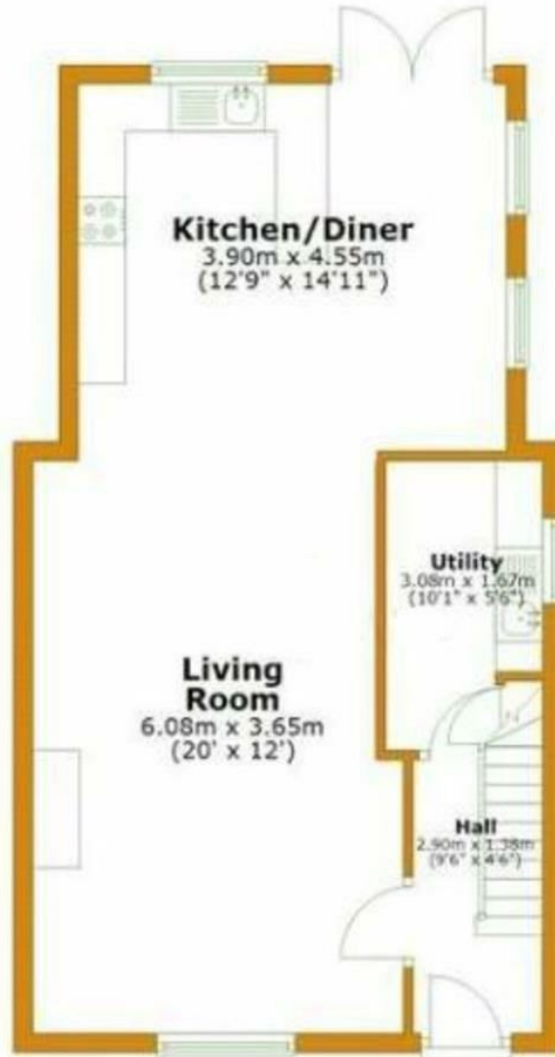


EAST ELEVATION



## Ground Floor

Approx. 51.1 sq. metres (550.5 sq. feet)



**Kitchen/Diner**  
3.90m x 4.55m  
(12'9" x 14'11")

**Utility**  
3.08m x 1.67m  
(10'1" x 5'6")

**Living Room**  
6.08m x 3.65m  
(20' x 12')

**Hall**  
2.50m x 1.78m  
(9'6" x 4'6")

## First Floor

Approx. 52.0 sq. metres (559.5 sq. feet)



**Bedroom**  
3.86m x 2.00m  
(12'8" x 6'7")

**En-suite**  
2.02m x 1.79m  
(6'7" x 4'9")

**Bedroom**  
6.08m (20')  
x 3.01m (9'11") max

**Bathroom**  
2.47m x 1.39m  
(8'1" x 4'7")

**Landing**  
2.00m x 0.82m  
(6'7" x 2'8")

**Bedroom**  
2.64m x 3.44m  
(8'8" x 11'4")

Total area: approx. 103.1 sq. metres (1110.0 sq. feet)

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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.

