

8 Hendra Close  
Ashton, TR13 9SS







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This four bedroom detached dormer bungalow is situated on a spacious corner plot in the village of Ashton and the beaches at Praa Sands and Hendra are just a short distance away. The property is immaculately presented both inside and out, featuring stunning landscaped gardens and low maintenance brick paved driveway. Inside, you'll find a welcoming entrance hall, a bright and airy lounge with a multi-fuel stove, and double glazed French doors opening to the rear garden. There's also a separate dining room, a modern kitchen, and a utility room. The ground floor includes a double bedroom and a shower room. Upstairs, you'll find three more bedrooms and an additional shower room. With oil fired heating and double glazing throughout, this home is both cosy and energy efficient, offering the perfect space for family living. Being sold with no onward chain.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,  
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**Price- £449,995**

**Location**

Ashton is a super village location offering excellent access to the surrounding coast and countryside in particular nearby Rinsey, Hendra beach 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. This dormer bungalow occupies a generous corner plot on a private road.

**Accommodation**

Entrance Hall

Lounge- 6.71m (22'0") x 4.27m (14'0")

Dining Room 2.97m (9'9") x 2.29m (7'6")

Kitchen 4.06m (13'4") x 2.46m (8'1")

Utility Room 3.00m (9'10") x 2.59m (8'6")

Bedroom One 3.76m (12'4") x 3.35m (11'0")

Shower Room 2.82m (9'3") x 1.78m (5'10")

Bedroom Two 3.78m (12'5") x 2.84m (9'4") plus bay 1.85m (6'1") x 1.14m (3'9")

Bedroom Three 2.92m (9'7") x 1.55m (5'1") plus 1.85m (6'1") x 1.12m (3'8")

Bedroom Four 2.82m (9'3") x 1.65m (5'5") plus recess 0.76m (2'6") x 0.69m (2'3")

Second Shower Room.

**Parking**

A brick paved driveway provides ample parking.

**Outside**

This property is located on a private cul-de -sac . To the front is a lawned garden with shrub and flower bed. To the side is a further lawned area with summer house. At the rear is a brick paved terrace with Pergola and block table and benches, ideal for al fresco dining and enjoying this well stocked and spectacular garden.

**Services**

Mains electricity, water and private drainage. Oil central heating.

**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.

**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			
		42	78
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	

**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/>

**What3Words**

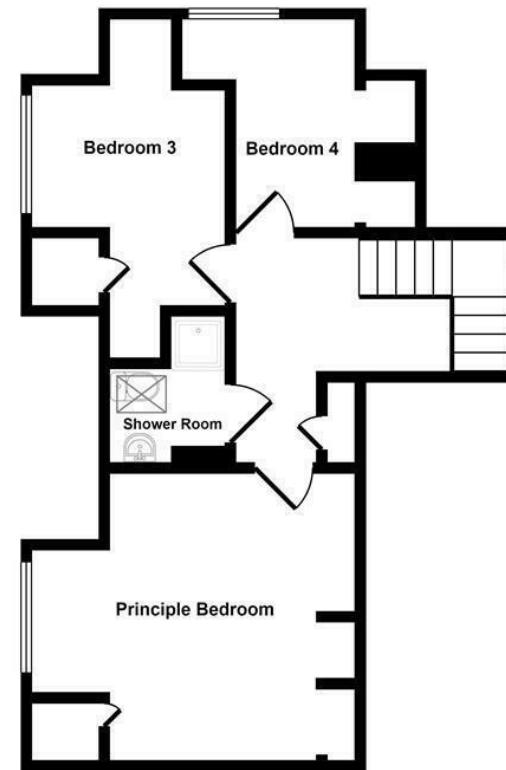
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Approx Gross Internal Area  
121 sq m / 1301 sq ft



Ground Floor  
Approx 79 sq m / 853 sq ft



First Floor  
Approx 42 sq m / 448 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

