

Laurel House Main Road Ashton, TR13 9SR







Laurel House Main Road Ashton, TR13 9SR

A modern and spacious three bedroom detached property, with a fantastic open plan living room, that opens onto the garden. It is situated a short drive from the surrounding amenities, local primary schools, pubs, shop and café. The property has two parking areas (one to each side) offering room for plenty of vehicles as well as space to keep a boat, campervan or caravan. At the rear of the property there is an enclosed garden which is laid to lawn and offers a good degree of privacy. There are two useful sheds, one of which has electricity connected, and form part of the sale.

The accommodation internally comprises an entrance hall, cloakroom, bedroom three and open plan kitchen, dining room lounge on the ground floor. The kitchen area has a wealth of units along with inbuilt appliances. There are sea views from the first floor, which has two bedrooms, the master being en-suite as well as a family bathroom. Accessed externally is a plant room along with additional storage space. If you are looking for a modern efficient home, with excellent accessibility, this could be perfect.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
Tel: 01326 565016 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Guide Price - £399,800

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 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.

Accommodation

Entrance Hall

WC

Open plan, living/kitchen/dining room

Bedroom One with En-Suite

Bedroom Two

Bedroom Three

Family Bathroom

Garden

An enclosed south facing garden to the rear of the property, with pedestrian access.

Parking

There is gravelled parking on both sides of the property.

Services

Mains water, electric, solar panels (owned outright), shared septic tank (with neighbouring property), oil central heating.

Solar Panels

These are owned by the property.

Council Tax Band - D

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/>





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	92
(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	

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 ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

Proof of Finance - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

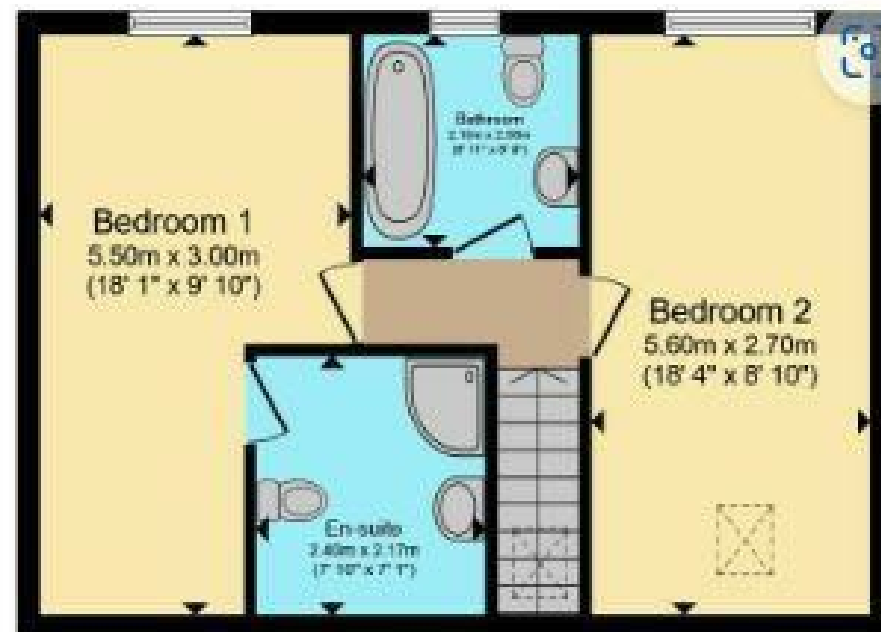
What3Words

///chair.making.inspects





Ground Floor



First Floor

