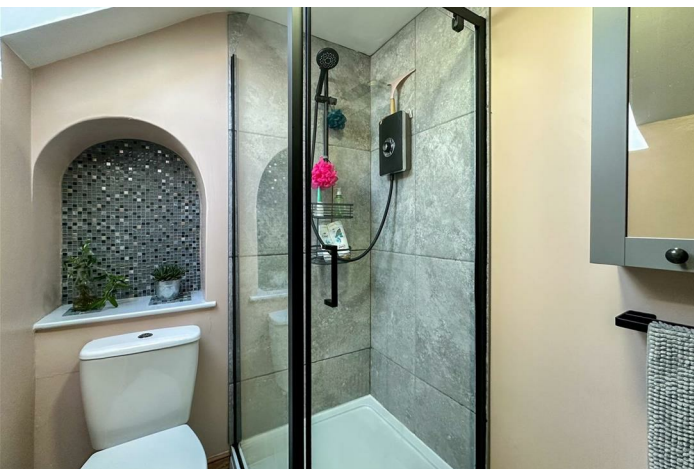


3 Fore Street  
Ashton, TR13 9RN



**MATHER**  
PARTNERSHIP





## 3 Fore Street Ashton, TR13 9RN

Situated in a highly desirable area with easy access to stunning beaches and the local pub, this delightful three bedroom semi detached cottage offers the perfect blend of character, comfort, and convenience. Step inside through the welcoming front porch, ideal for kicking off sandy shoes, before entering a spacious and thoughtfully designed open plan living area. This inviting space allows for easy interaction whether you're entertaining guests or enjoying a quiet evening in. A cosy log burner adds warmth and charm to the living area, while the well appointed kitchen boasts ample storage and functionality for everyday living. The second reception room offers fantastic flexibility, making it perfect as a snug, home office, or even a playroom, depending on your needs. A stylish main bathroom completes the ground floor. Upstairs, you'll find three generously proportioned bedrooms along with a modern shower room, creating a comfortable and practical layout for family living or hosting guests.

Outside, the garden is a true highlight. A patio area provides an ideal spot for al fresco dining or relaxing with a drink in hand, while the expansive lawn offers plenty of space for outdoor activities or simply soaking up the sun.



The Mather Partnership, Offices in Helston & Hayle  
**Tel: 01326 565016 or 01736 804556 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk)**  
**| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**Price £324,600**

**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.

**Accommodation**

Front Porch  
Lounge  
Dining Room  
Kitchen  
Rear Hallway  
Bathroom  
Second Reception Room/Office

Stairs to Landing

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

**Parking**

The property has parking for one vehicle on the turntable. Our client has informed us that it is not in working order. They have applied for the planning condition which requires the turntable to be used to be removed to formalise lawful use of the front driveway as domestic parking for two cars (without the turntable mechanism).

**Outside**

There is a lovely patio area perfect for outdoor seating. There rest of the garden laid to lawn and provides a good amount of outdoor space to enjoy the outdoors.





| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |  | Current                            | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  | <p>47</p>                          | <p>8</p>  |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            |  | <p>EU Directive<br/>2002/91/EC</p> |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                 |  | Current | Potential |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> |  |         |           |
| <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>                                                                                                                                                                          |  |         |           |

**England & Wales**

EU Directive  
2002/91/EC



### Services

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

### Council Tax Band- C

### What3Words

///subplot.bribing.reporting

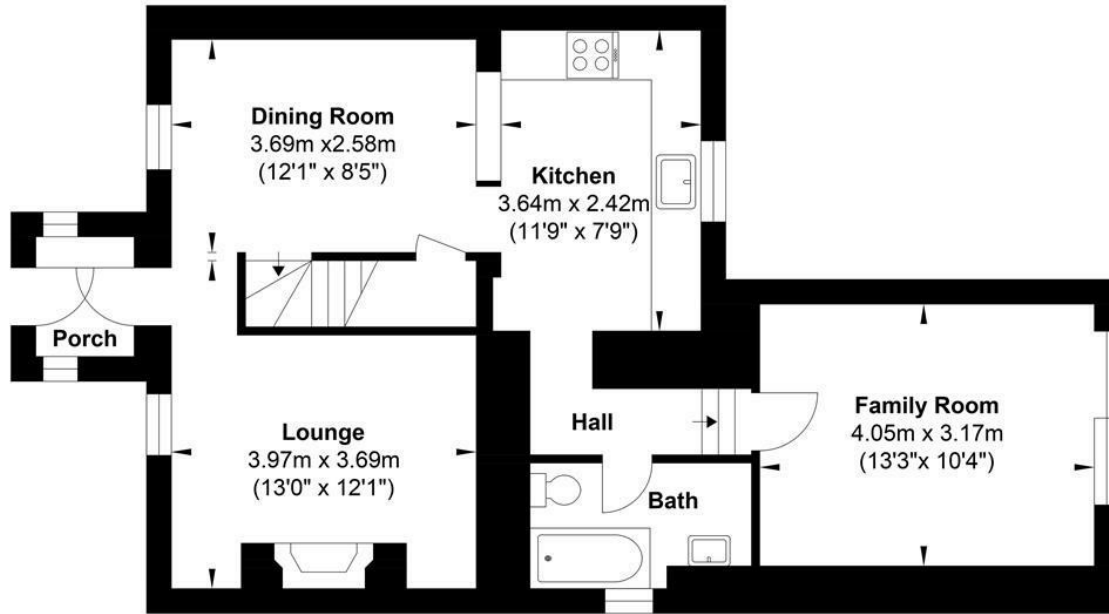
### Anti Money Laundering Regulations – Purchasers

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.

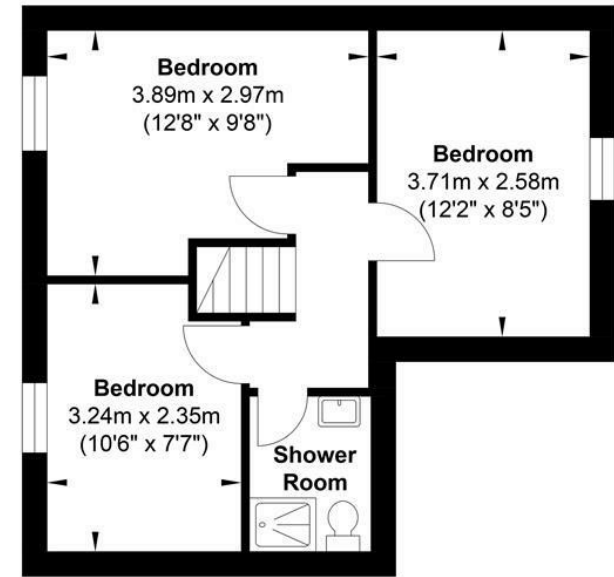
### Proof of Finances

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**



**First Floor**

**Gross Internal Floor Area : 88.82 m2 ... 956.05 ft2**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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.

