

# 11 Lowarth Sevi Ashton, Cornwall TR13 9FL











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This extremely well presented detached four/five bedroom home offers spacious, light and airy accommodation arranged over two floors, with a well designed layout ideal for modern family living.

On the ground floor, a large and welcoming entrance hall sets the tone for the rest of the property and provides access to a useful cloakroom. The generous lounge is a warm and inviting space, featuring a wood burning stove, while the kitchen/dining room offers an excellent area for both everyday living and entertaining, with views over the rear garden. Upstairs, the bright landing leads to four well bedrooms, with the master having an en-suite shower room. There is also a modern family bathroom. Externally, the property benefits from parking on the brick paved drive and a lovely rear garden, perfect for relaxing or enjoying outdoor dining. Situated in a pleasant village setting on a bus route, the home enjoys easy access to nearby countryside walks, with the beach just a short drive away. This superb home combines comfort, convenience, and location, making it an excellent choice for families.



The Mather Partnership, Offices in Helston & Hayle  
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**Guide Price - £460,000**

**Location**

Located on a no through road in this popular village with a bridleway to the side and enjoying country views from the rear aspect. 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**

Impressive Entrance Hallway  
Cloakroom  
Utility Room  
Bedroom 5/Office  
Kitchen/Dining Room  
Lounge

First Floor Landing

Bedroom One with En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

**Parking**

On the brick paved drive to the side of the property.

**Outside**

The property has a lovely enclosed rear garden which is laid to lawn and has a patio seating area.

**Services**

Mains water and electricity. Sewerage treatment plant. Air source heating.

**New Build Guarantee**

The property is being sold with the remainder of a 6 year architects certificate from February 2021.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		88	
(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 <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	



**Solar Panels**

Our clients have advised that the solar panels are owned.

**Council Tax Band- E****What3Words**

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**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.

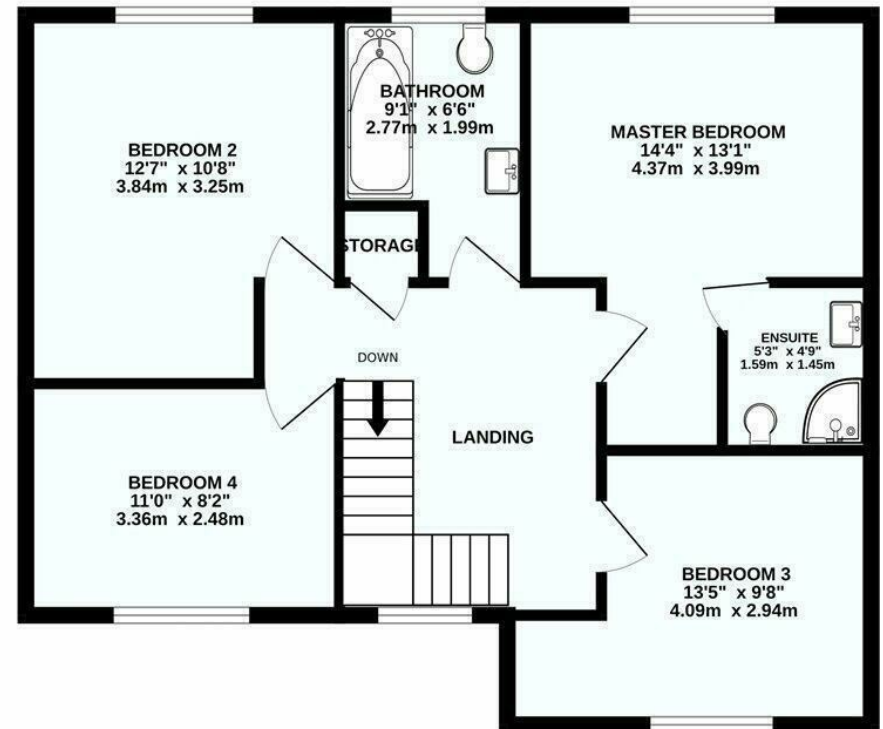
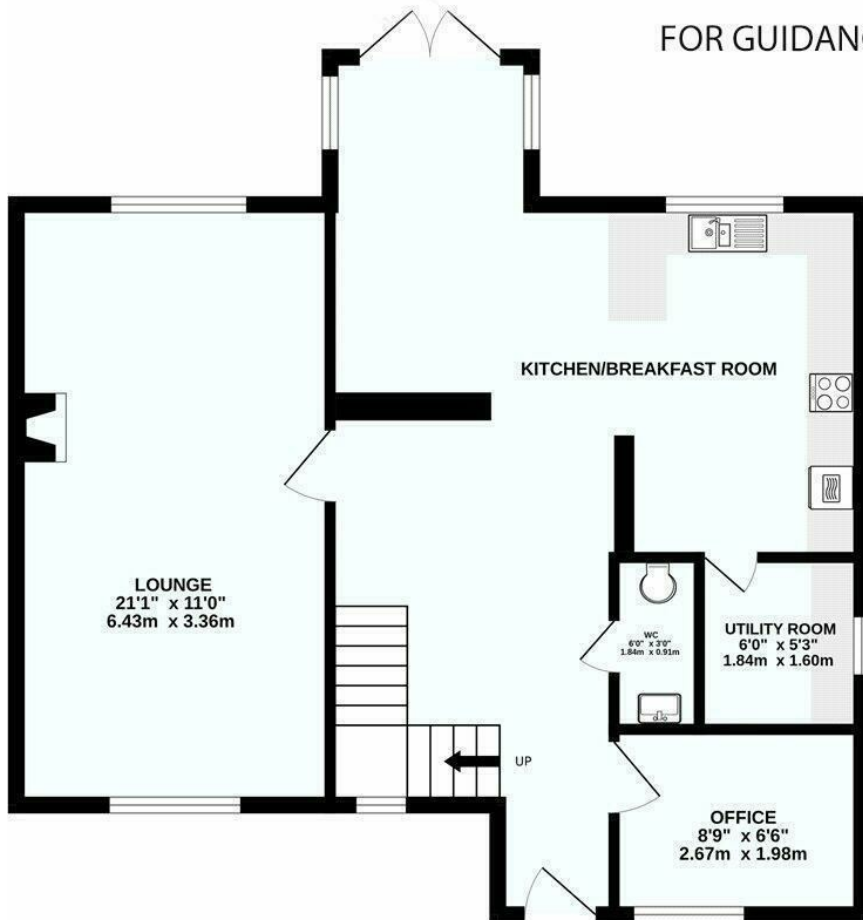
**Broadband & Mobile Phone Coverage**

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/>





FOR GUIDANCE ONLY



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