

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.

Service Charges

Our clients have advised that there is a monthly service charge payable to the management company. For





| 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 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 |

the period of 1st April 2025 to 31st March 2026 it is £83.31 and this is reviewed annually. We have been advised that this covers the Environment Agency annual Subsistence charge for effluent discharge and the maintenance of the amenity areas.

Solar Panels

Our clients have advised that the solar panels are owned.

Council Tax Band- E

What3Words

///visit.treetop.normal

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

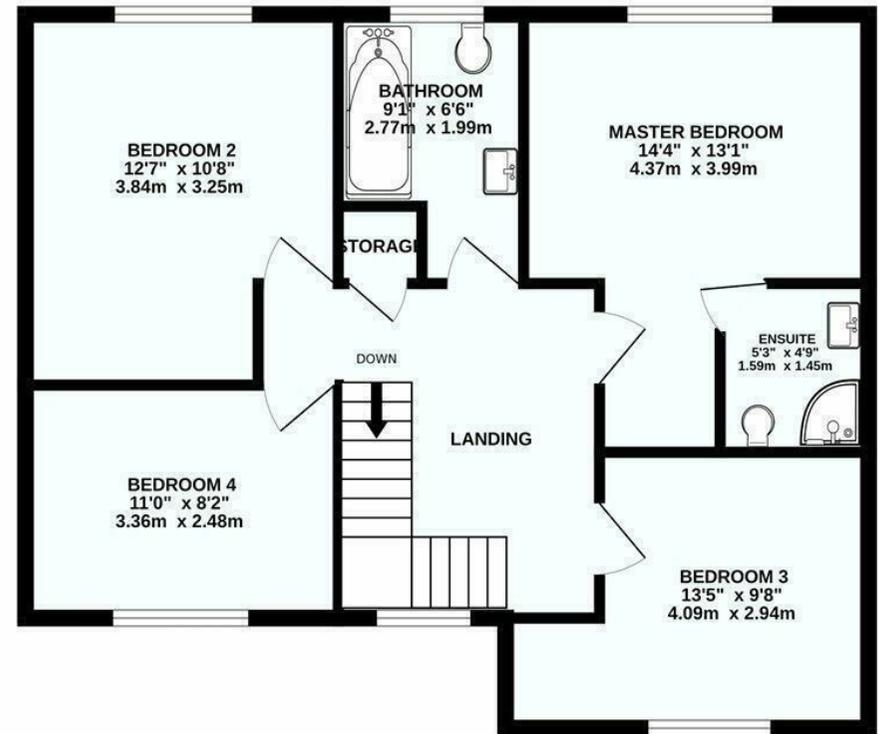
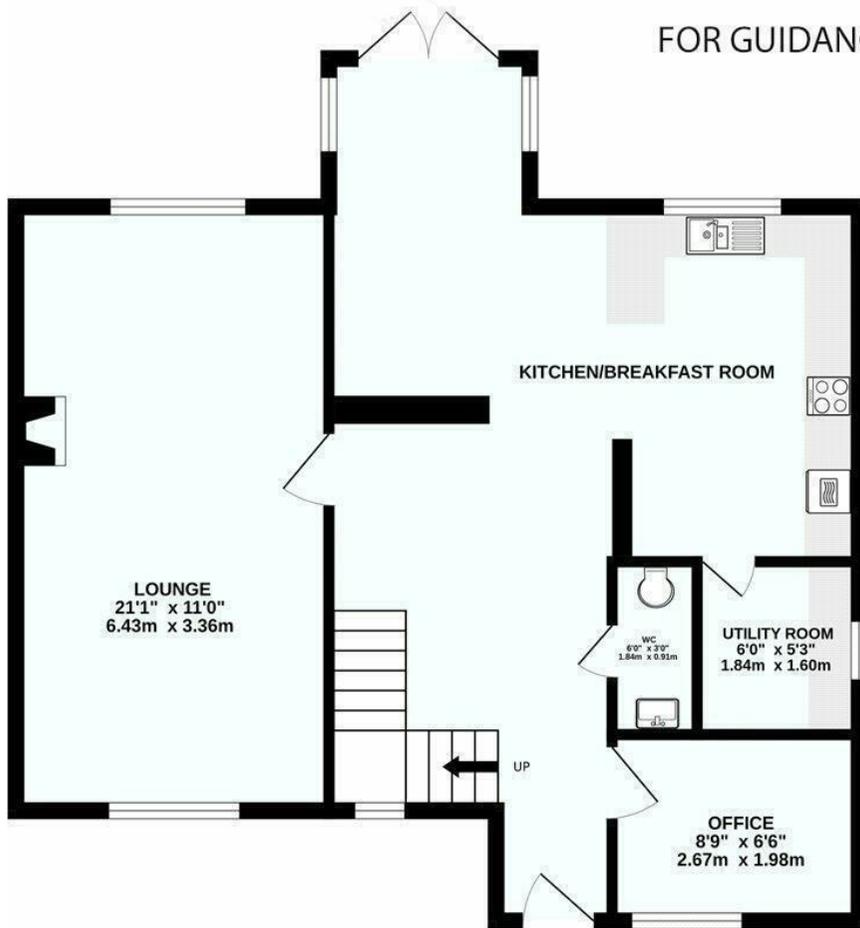
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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



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.

