



**6 Tregonning Close, Ashton, TR13 9RT**

**£375,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



## 6 Tregonning Close

- THREE BEDROOM
- DETACHED
- GENEROUS GARDENS
- PARKING AND GARAGE
- CONSERVATORY
- FREEHOLD
- COUNCIL TAX BAND C
- EPC - E43

Situated in the Cornish village of Ashton in the well regarded residential area of Tregonning Close is this three bedroom, detached bungalow. The residence, which benefits from night storage heaters and double glazing is well proportioned and requires some updating to realise its full potential.

A real feature of the property is the outside space with large gardens cradling the main residence which boasts many well established plants and shrubs as well as a summer house. To the front of the property is a driveway which provides parking for a good number of vehicles and leads to a garage.

In brief, the accommodation comprises an entrance porch, hall, kitchen/diner, bathroom, conservatory and three bedrooms.











Ashton is a village that sits between the market town of Helston and the historic village of Marazion. It is situated approximately two and half miles from the sandy beach at Praa Sands and approximately three miles from the popular fishing village of Porthleven. The village itself has its own public house and there are primary schools in the neighbouring villages of Breage and Germoe.

More extensive amenities can be found in the market town of Helston which is some four and half miles in distance. Ashton provides bus links, with a regular service, to Penzance, Porthleven, Helston and Falmouth. National railway links can be found at Penzance.

**THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

**STEP UP AND DOOR TO**

**ENTRANCE PORCH**

With tiled floor and outlook to the front. Door to

**HALL**

With doors to all internal rooms and access to the loft.

**LOUNGE 13' x 12' (3.96m x 3.66m)**

With outlook to the side, French doors to the conservatory and having a feature fireplace with tiled hearth, surround with wood mantel over housing a gas fire.

**KITCHEN/DINER 17'9" x 8'9" (5.41m x 2.67m)**

Outlook to the front and having an outlook and door to the side porch. There are working top surfaces incorporating a one and a half bowl sink unit with drainer, cupboards and drawers under and wall cupboards over. The room has partially tiled walls.



**SIDE PORCH 9'6" x 4'6" (2.90m x 1.37m)**

A triple aspect room with space for utilities, door to the outside and having a tiled floor.

**BATHROOM**

Comprising bath with shower over, close coupled w.c. and wash basin with surround and cupboards under. There is a heated towel rail, partially tiled walls, obscured window to the side and an airing cupboard with water tank with immersion heater.

**BEDROOM ONE 10'3" x 9'3" (plus door recess) (3.12m x 2.82m (plus door recess))**

Having built in wardrobes and an outlook to the rear garden.

**BEDROOM TWO 10' x 10' (3.05m x 3.05m)**

Outlook to the side.

**BEDROOM THREE 10' x 7'3" (3.05m x 2.21m)**

Outlook to the side.

**OUTSIDE**

The outside space is a real feature of the property with large gardens cradling the residence. The rear garden provides both lawned and hard landscaped areas with abundance of well established plants and shrubs. There is a summer house, useful shed and a green house. To the front of the property is a large driveway which provides parking for a number of vehicles and leads to a

**GARAGE**

With remotely operated electric door.

**SERVICES**

Mains electricity, water and private drainage.







#### **VIEWING**

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

#### **DIRECTIONS**

Proceed from Helston and take the A394 towards Penzance. Pass through the village of Breage and then on to the village of Ashton. Upon entering the village of Ashton turn right at The Lion and Lamb pub and head along to the cross roads. At the cross roads turn right into Tregonning Close where the property will be found on your right hand side just before the right hand bend.

#### **COUNCIL TAX BAND**

Band C

#### **ANTI MONEY LAUNDERING REGULATIONS - PURCHASER**

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

#### **PROOF OF FUNDS - PURCHASERS**

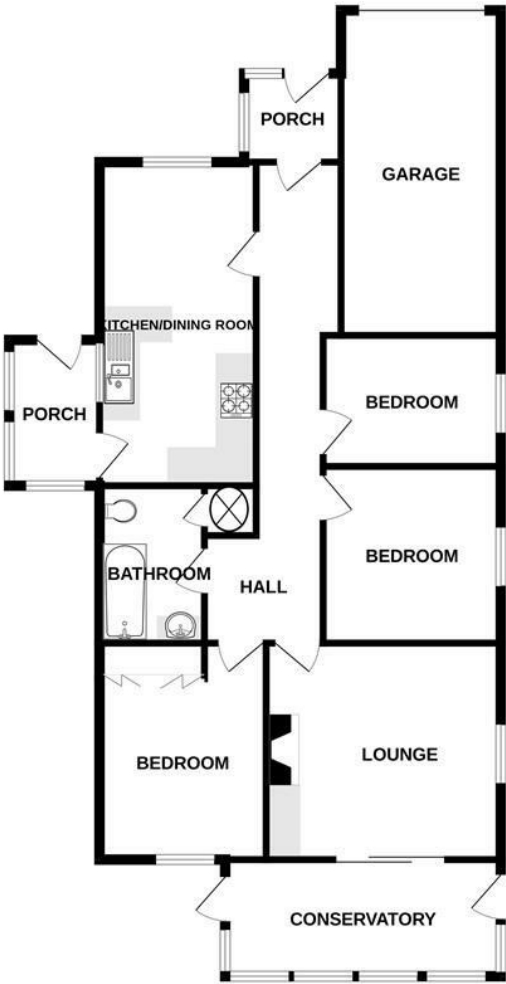
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### **DATE DETAILS PREPARED**

2nd April 2024



GROUND FLOOR  
1127 sq.ft. (104.7 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		43
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.





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