



**Fairbank Prospect Row, Ashton, TR13 9RP**

**£325,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



## Fairbank Prospect Row

- NEW BUILD PROPERTY
- TWO/THREE BEDROOMS
- FABULOUS FIRST FLOOR LOUNGE
- GARDEN & PARKING
- COUNCIL BAND – TBC
- PREDICTED EPC – B84
- FREEHOLD

Enjoying a tucked away location accessible to both the coast and countryside, this individual new build property has been built by a respected local builder and offers beautifully finished, versatile accommodation designed to be spacious and light filled throughout, equally well suited as a family home or as an active retirement property.

The accommodation comprises a contemporary open plan living space with direct access to the garden, perfect for summer entertaining and those that love to host. The first floor features a fabulous first floor lounge with a large picture window and two generous bedrooms as well as a well appointed shower room. The accommodation is versatile and could be configured as a three bedroom if preferred. Outside there is a covered parking area and a level secluded garden which is mainly laid to lawn.

Within easy reach of nearby stunning coastline and beaches as well as endless countryside walks this is a lovely home and a viewing is highly recommended.









## **ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

Flooring has been left for the purchasers preference and will be their responsibility following purchase. Access may be granted for floor coverings to be laid between exchange and completion.

Door to -

### **HALLWAY**

Stairs rising to the first floor, plant cupboard and doors to bathroom and living space.

### **OPEN PLAN KITCHEN/DINING/LIVING SPACE 16'7" x 12'8" max overall measurements (5.05m x 3.86m max overall measurements )**

A lovely triple aspect room with double doors to garden and windows to side and front.

### **KITCHEN AREA**

Fitted with a range of stylish white gloss base and wall units with wood effect surrounds and worktops over. With composite sink and drainer with mixer tap, fitted AEG electric oven with induction hob over with splashback, filter and light above. Integral Beko dishwasher, space and plumbing for washing machine and integrated under counter fridge and freezer. Open plan to -

### **DINING/LIVING SPACE**

With radiator and double doors leading to the garden perfect for summer dining and entertaining.

### **BATHROOM 7'5" x 5'9" (2.26m x 1.75m )**

A suite comprising a bath with corner mixer tap and tiled surround, wash handbasin and concealed cistern W.C. in vanity unit with storage. Wall mounted mirror with light and shaver point, extractor, obscured window to the rear, white ladder style radiator.

### FIRST FLOOR GALLERIED LANDING

With two Velux style windows and a useful large linen cupboard. With doors accessing all first floor rooms.

### LOUNGE 16'8" x 12'8" (5.08m x 3.86m)

A fantastic high ceilinged, light and airy room with picture window to rear overlooking the garden and offering glimpses to the sea in the distance and two Velux style windows to the side. This versatile room has been designed as a first floor lounge but could be reconfigured as a bedroom if required.

### BEDROOM ONE 14'11" x 9'8" (4.55m x 2.95m)

Window to the side and two Velux style windows.

### BEDROOM TWO 11'3" x 8'10" (3.43m x 2.69m)

With window to the side and two further Velux style windows.

### SHOWER ROOM 7'5" x 5'1" (2.26m x 1.55m )

Fitted with a corner cubicle housing a domestic hot water shower, wash hand basin in vanity unit with storage cupboard below and concealed cistern W.C. White ladder style radiator and Velux style window.

### OUTSIDE

Arrive and pull up on the covered parking area which is laid to gravel, there is a useful outside tap in this area. A gravelled path runs around both sides of the property leading to the rear. The main garden lies to the rear of the property and offers a gravelled seating area which leads on to a level lawn with mature shrubs and hedging to the sides. The plot can be enclosed by a pair of gates offering a safe area for children and pets.

### SERVICES

Mains water and electricity. Air source heating. Private drainage.







#### **DIRECTIONS**

Leave Helston on the A394 heading towards Penzance, come into Ashton and take the right hand turning into Prospect Row immediately after the Lion and Lamb Public House. Proceed up Prospect Row until seeing a lane opposite Holly Cottage – the property will be found at the end of this lane identified by a Christophers For Sale Board.

#### **MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit –

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit –

<https://checker.ofcom.org.uk/>

#### **WORLD HERITAGE SITE**

The property is situated in a World Heritage Site.

#### **COUNCIL TAX**

Council Tax Band – Not yet allocated.

#### **VIEWING**

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

#### **ANTI-MONEY LAUNDERING**

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

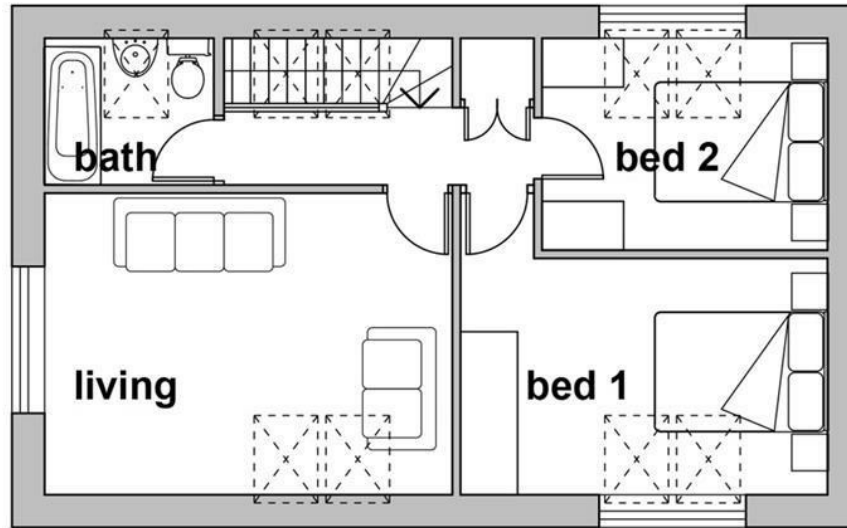
#### **PROOF OF FINANCE – PURCHASERS**

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.

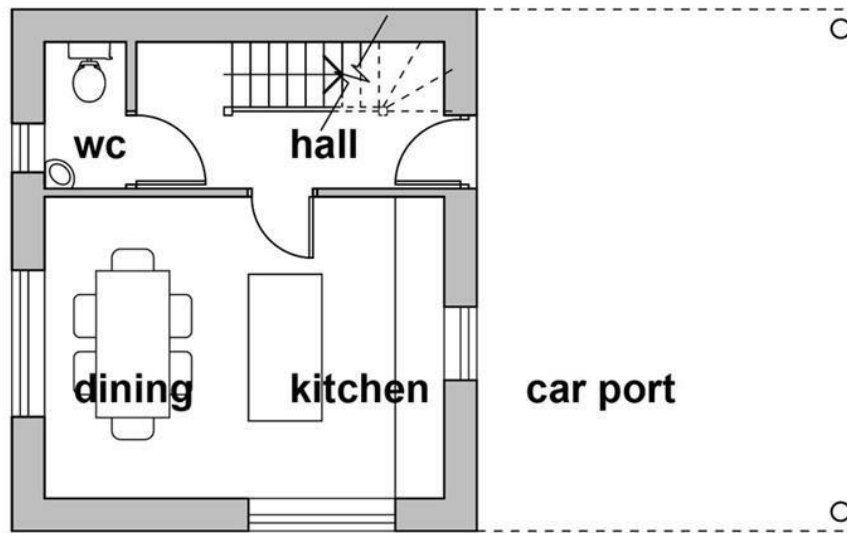
#### **DATE DETAILS PREPARED**

15th October, 2024.





**First Floor Plan**



**Ground Floor Plan**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 figures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lesser 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.





## Christophers Estate Agents

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