



- END OF TERRACE TWO BEDROOM COTTAGE
- TASTEFULLY MODERNISED THROUGHOUT
- FRONT GARDEN AND REAR COURTYARD
- UPVC DOUBLE GLAZING
- LPG CENTRAL HEATING
- CLOSE PROXIMITY TO ST JUST TOWN
- MUST BE VIEWED TO BE FULLY APPRECIATED
- EPC RATING - F25

Description

A delightful two bedroom character cottage that has undergone a schedule of sympathetic modernisation throughout and is all but a level walk to the town of St Just. Nestled within a peaceful, virtually traffic free location this property benefits from uPVC double glazing, pretty fore garden and a rear courtyard.

The home is warmed via a LPG central heating system with accommodation in brief comprising living room and kitchen to the ground floor with the two bedrooms and bathroom to the first floor. Externally, within the rear courtyard there is an useful utility room.

This lovely cottage must be viewed to be fully appreciated so an early inspection is highly recommended.

Location

The town of St Just enjoys a mixture of local and specialist shops to include post office, general stores, character public houses, butchers and bakers along with an eclectic mixture of galleries and craft shops together with primary and secondary schooling. The larger market town of Penzance being approximately six miles distant and a bus route offers a more extensive range of amenities with good commuter links provided by the bus and mainline railway station.

Ground Floor

uPVC obscure double glazed door to... -

LIVING ROOM - 16' 5" x 13' 4" (5.02m x 4.07m) (maximum measurements) uPVC double glazed windows to both front and rear aspect. Attractive flag stone flooring upon entry. Wood effect laminate flooring. Stairs rise to first floor with useful storage cupboard beneath. Feature fireplace (not currently used) Beamed ceiling. Three radiators. Steps down to...

KITCHEN - 8' 1" x 6' 7" (2.47m x 2.03m) uPVC part glazed door to courtyard along with a further uPVC double glazed window to side. Worksurface area with inset butler style sink. Induction hob with extractor over. Cupboards and drawers beneath along with integral fridge and dishwasher. Complimentary tiled surrounds with cupboards above along with an integral oven. Beamed ceiling. Wood effect laminate flooring.

First Floor

FIRST FLOOR - Split landing with doors to...

BEDROOM ONE - 12' 6" x 8' 10" (3.83m x 2.7m) uPVC double glazed window to front with a view over the playing



field. Radiator.

BEDROOM TWO - 8' 8" x 8' 1" (2.65m x 2.47m) uPVC double glazed window to side. Radiator.

BATHROOM - 7' 1" x 7' 0" (2.16m x 2.14m) uPVC obscure double glazed window to rear. Paneled bath with waterfall shower over with Respatex surrounds. Vanity mounted wash hand basin. Close coupled WC. Wall mounted heated towel rail. Wood effect laminate flooring.

OUTSIDE - FRONT - Timber gated access with pathway to the property part planted borders. REAR - Courtyard area with timber gated access. Useful store along with an area for the LPG bottles. Door to UTILITY ROOM (2.53m x 1.88m) with spaces for washing machine, tumble dryer and freezer. There is also a wall mounted LPG combination boiler.

AGENTS NOTES - SERVICES - Mains electric, water and drainage. LPG central heating.

COUNCIL TAX BAND - B

LOCAL AUTHORITY - Cornwall County Council

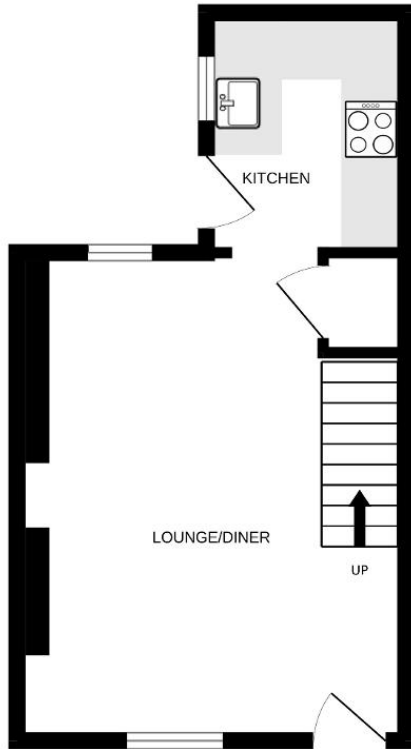
TENURE - Freehold

VIEWINGS - By appointment via Andrew Exelby Estate Agents - 01736 697414

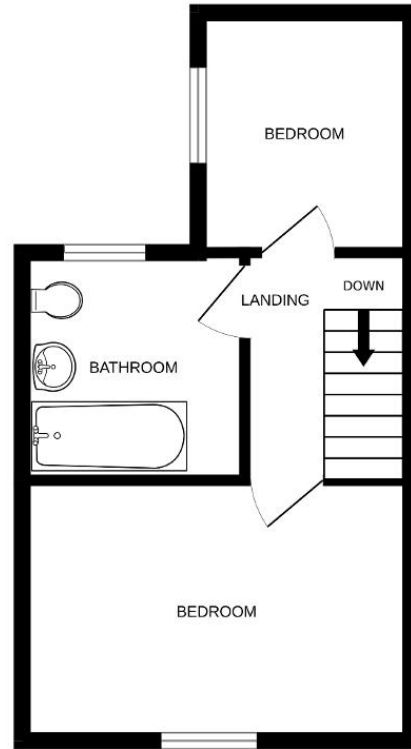
DIRECTIONS - From the St Just office continue down Cape Cornwall Street. Turn first left into West Terrace and follow the road around to the right onto Bosorne Road. On passing the playing field turn left into Victoria Row. Continue along the pathway whereby the property will be seen to the end of the terrace as indicated by an Andrew Exelby for sale board. If using the what3words application - bagpipes.willpower.markets



GROUND FLOOR



1ST FLOOR



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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		