



- TWO DOUBLE BEDROOM COTTAGE
- POPULAR TERRACE CLOSE TO TOWN CENTRE
- PRETTY & ENCLOSED REAR GARDEN
- PREMIUM ROINTE ELECTRIC RADIATORS
- DOUBLE GLAZED THROUGHOUT
- EPC - TBC
- SITTING/DINING ROOM WITH OPEN FIREPLACE
- COUNCIL TAX BAND - A

## Description

Sitting behind a very cottage-y front garden stocked with lots of sun-loving plants is this very attractive two bedroom home.

The living space has an open fireplace to the front, with what would have been originally an external window to the rear that opens in to the bright kitchen. The sitting/dining room has space under the stairs for storage and a doorway opening leading straight through to the kitchen. The kitchen is smartly finished and has space for everything needed, as well as a large window overlooking the rear garden.

To the first floor you have two double bedrooms, one with a range of built-in wardrobes; so plenty of storage, the other with a large window overlooking the rear garden. The modern family bathroom is between the two bedrooms, and presented in good order.

To the rear is an enclosed and private rear garden that is well stocked with plants and shrubs in raised beds with some low-maintenance areas of slate chippings that form a path running to the rear gate past the timber shed.

## Location

St Just is a very popular town with a thriving community and a varied mix of busy shops and businesses. Properties here are predominantly granite cottages harking back to the tin mining era and St Just's prosperous heritage.

Boasting two fantastic butchers, four pubs, traditional grocers, and two convenience stores, St Just has all the essentials covered, as well as offering well-respected art galleries, popular eateries, and some stunning coastal walks nearby.

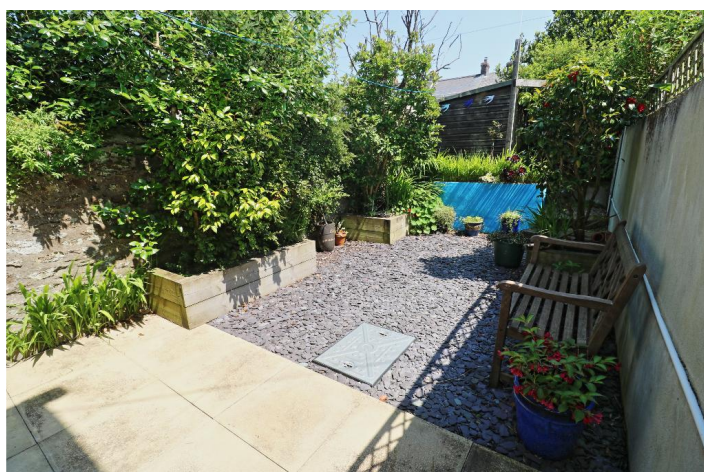
There is both a primary and secondary school in St Just, both rated as Good by Ofsted most recently. Penzance is approximately 8 miles away.

## Ground Floor

### **SITTING/DINING ROOM - 15' 11" x 11' 5" (4.87m x 3.5m)**

Open fireplace. Timber, double glazed window to front. Understairs storage area. Window and door opening through to kitchen. Carpet. Electric radiator.

**KITCHEN - 10' 2" x 9' 3" (3.1m x 2.84m)** Range of base and wall units topped with laminate worktops and stainless steel sink and drainer. Freestanding cooker with extractor over, washing machine and tumble dryer (to be included in the sale). uPVC double glazed window and door out to back garden. Vinyl floor.



## First Floor

**BEDROOM 1 - 10' 4" x 9' 3" (3.15m x 2.84m)** Double bedroom with uPVC double glazed window to rear. Carpet. Electric radiator. Loft access.

**BEDROOM 2 - 8' 6" x 9' 10" (2.61m x 3.01m)** Double bedroom with length of built-in wardrobes (0.58m deep) and timber double glazed window. Carpet. Electric radiator.

**BATHROOM - 6' 3" x 6' 10" (1.91m x 2.1m)** Suite comprises bath with electric shower over, wash basin and low-level WC. Recess area where hot water tank sits. Vinyl floor.



## Exterior

**REAR GARDEN** - Enclosed garden consisting of patio open to area covered in slate chippings with raised beds around. Steps up to further garden area with fuschia tree and timber storage shed as well as space for bikes and/or bins at the back. Timber gate leads to rear access lane.

**TIMBER STORAGE SHED** - 7' 10" x 5' 9" (2.4m x 1.77m) Timber shed with mains power.

**FRONT GARDEN** - Pretty and enclosed front cottage garden packed with agapanthus and lilies.

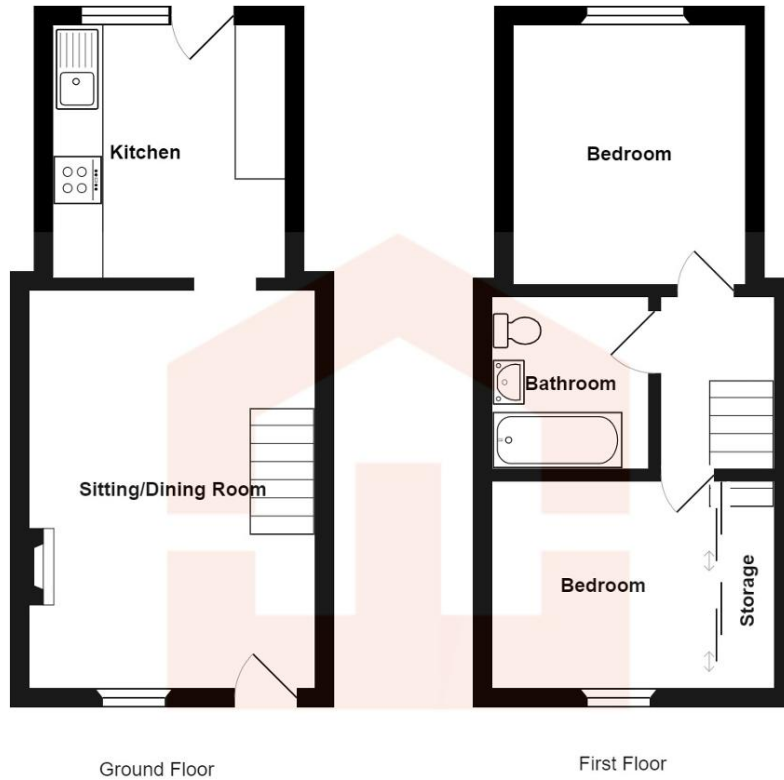
**AGENTS NOTE** - Property Type & Construction: Granite or whinstone, as built, no insulation with extension of block, cavity construction | Electric: Mains | Water: Mains | Drainage: Mains | Heating: Electric | Broadband: FTTC, ADSL | Mobile Coverage: Networks likely available are O2, Vodafone with limited signal for Three | Parking: None | Restrictions/Covenants: None | Rights of Way/Easements: None | Flood Risk: None | Coastal Erosion Risk: None | Planning Permission: None | Accessibility/Adaptations: None | Coalfield/Mining Area: Historic tin mining area | AONB/Conservation Area/Listed: AONB & Conservation Area | Local Authority: Cornwall County Council | Property orientation from front: West | Viewings - By appointment via Andrew Exelby Estate Agents - 01736 697414

### RENTAL POTENTIAL:

To discuss the long-term, residential rental potential of this property, or any other, please contact Whitlocks in Penzance who will be able to guide you through the process. Their telephone number is 01736 369296.

### DISCLAIMER:

These sales particulars should act as a general guide. We have not carried out a detailed survey, nor tested services, appliances, and/or specific fittings. Some data above is dependant upon third party suppliers and responses were correct at the time of listing. Measurements and floorplans are a guide and should not be relied upon for carpets, furnishings, etc. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.



Total Area: 52.4 m<sup>2</sup> ... 564 ft<sup>2</sup>

All measurements are approximate and for display purposes only