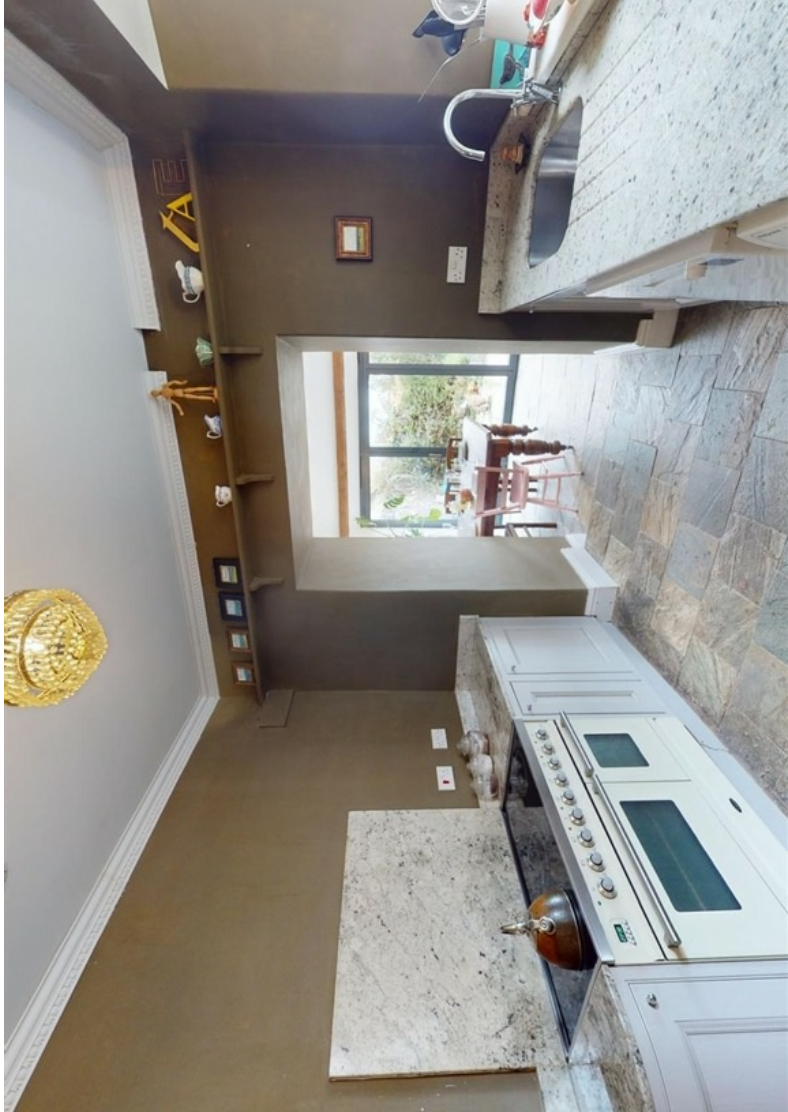
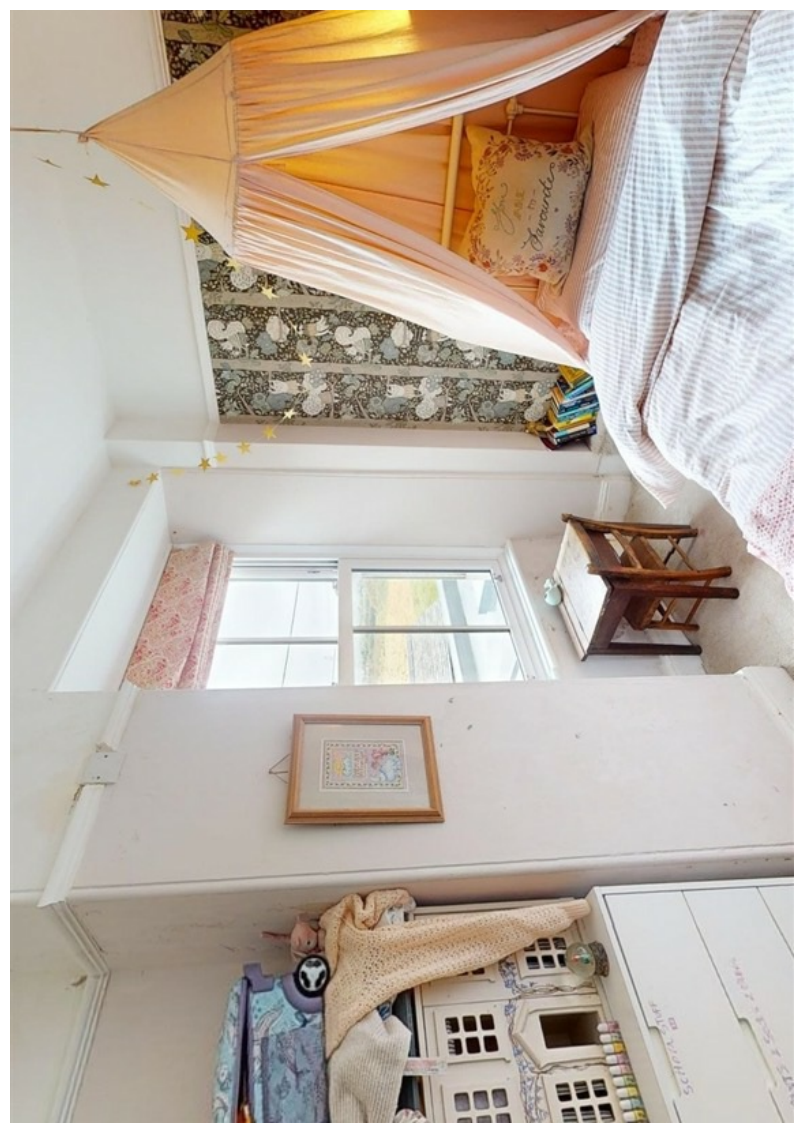


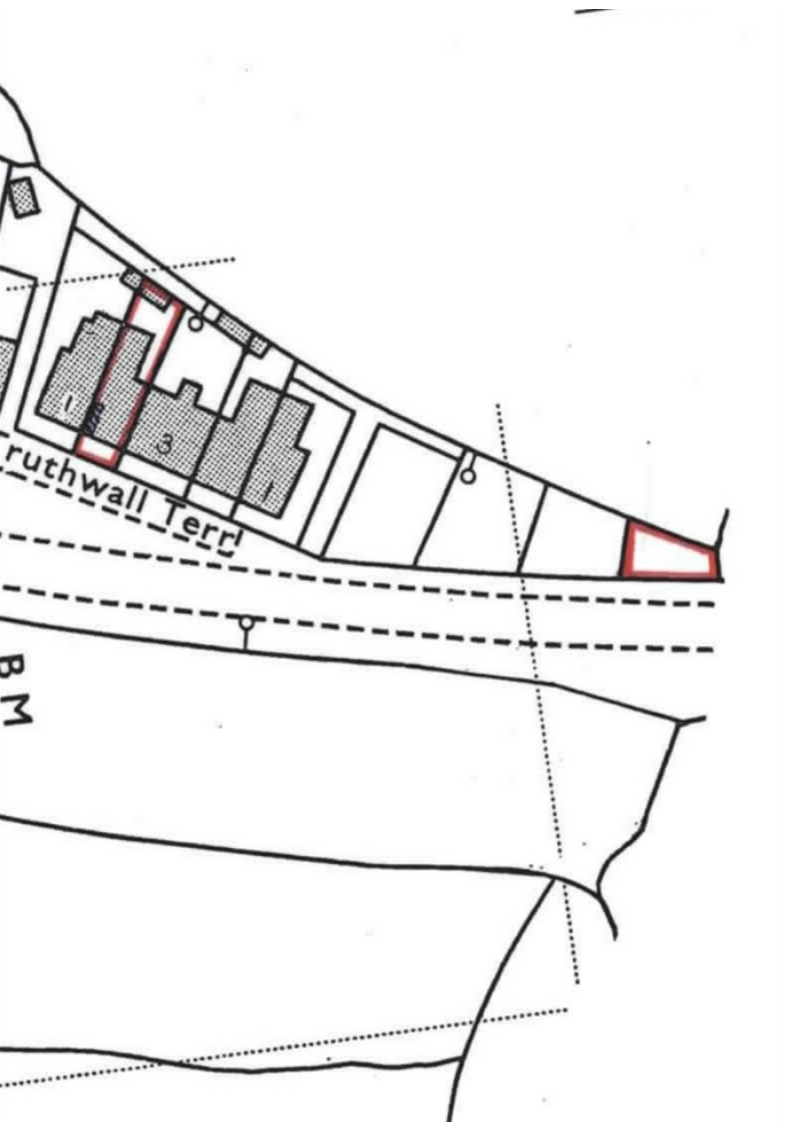


2 Truthwall Villas, St. Just,
Penzance, Cornwall, TR19 7QL









2 TRUTHWALL VILLAS, ST. JUST, PENZANCE, CORNWALL, TR19 7QL

GUIDE PRICE £380,000 FREEHOLD

- * **THREE BEDROOMS * BATHROOM * LIVING ROOM * DINING ROOM ***
- * **FULLY FITTED KITCHEN WITH QUARTZ WORKTOP * BREAKFAST ROOM ***
- * **MANY PERIOD FEATURES THROUGHOUT * GOOD DECORATIVE ORDER ***
- * **IDEAL FAMILY HOME * SOUGHT-AFTER LOCATION ***
- * **ENCLOSED PAVED GARDEN * OPEN VIEWS ACROSS SURROUNDING COUNTRYSIDE ***
- * **SEPARATE PIECE OF GROUND IDEAL FOR DEVELOPMENT (SUBJECT TO ANY NECESSARY PLANNING PERMISSIONS) ***
- * **WITHIN CLOSE PROXIMITY OF THE TOWN OF ST JUST, PENDEEN AND GODREVEY COASTLINE ***
- * **EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * **EPC = F * COUNCIL TAX BAND = C * APPROXIMATELY 102 SQUARE METRES ***

A chance to acquire an extremely well presented three bedroom mid terrace character cottage, which has had little expense spared in creating a charming home. The property has spacious accommodation over two floors, making an ideal family home and really needs to be viewed internally to appreciate to the full. A particularly attractive feature is the character throughout with period fireplaces, exposed floorboards and to the rear there is an enclosed paved garden with rear pedestrian access looking across open fields. Just up the road there is a further piece of ground, which is approximately 85 square metres, being 30m X 6m, which may have opportunity for developments, subject to any necessary planning permissions. Truthwall Villas is one of the most sought-after areas on the outskirts of St Just and we recommend an early appointment to avoid disappointment.

ENTRANCE VESTIBULE: Glazed pine door to:

ENTRANCE HALL: Quarry tiled flooring, dado rail.

LIVING ROOM: 12' 11" x 12' 3" (3.94m x 3.73m) Period style fireplace with log burner set on a tiled hearth, exposed floorboards, two recesses, picture rail, windows to front, electric wall heater.

DINING ROOM: 13' 9" x 13' 9" (4.19m x 4.19m) Impressive marble fireplace with cast iron inset flanked by built in cupboards, exposed floorboards, picture rail, electric wall heater, door to:

KITCHEN: 10' 6" x 9' 7" (3.20m x 2.92m) Inset sink with cupboards below, range of fitted base units, quartz worksurfaces, plumbing for washing machine and dishwasher, space for cooker, tiled flooring, cornice, plate rack, understairs storage cupboard.

BREAKFAST ROOM: 9' 7" x 8' 4" (2.92m x 2.54m) Tiled flooring, double glazed bifold doors leading to the garden.

Stairs from entrance hall to:

FIRST FLOOR LANDING: Built in cupboard, dado rail, access to roof space.

BEDROOM ONE: 12' 2" x 11' 1" (3.71m x 3.38m) Period style fireplace windows to front overlooking surrounding countryside, picture rail, electric radiator.

BEDROOM TWO: 8' 6" x 9' 7" (2.59m x 2.92m) Window to rear overlooking surrounding countryside, picture rail, electric radiator.

BEDROOM THREE: 9' 4" x 9' 0" maximum (2.84m x 2.74m maximum) Window to the rear with views over surrounding countryside, electric radiator.

BATHROOM: White suite comprising slipper roll top bath set on ball and claw feet, vanity unit with wash hand basin and cupboards below, low level WC, separate shower cubicle with glazed screen, feature tiled wall.

OUTSIDE: To the rear of the property, there is an enclosed paved garden with views over surrounding countryside and rear pedestrian access. To the front of the property is a raised garden with views across open countryside. Approximately 400m along the road is a piece of ground which goes with the property, being approximately 85 square metres, 30m x 6m x 4m, ideal for development, subject to any necessary planning permissions.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: ///berated.retiring.neatly

AGENTS NOTE: We understand from Openreach website that Superfast Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was intermittent.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
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