



Marshall's  
ESTATE AGENTS



2 New Road, Tregeseal, St Just, TR19 7PF















**2 NEW ROAD, TREGESAL, ST JUST , TR19 7PF**

**GUIDE PRICE £290,000 FREEHOLD**

**\* TWO DOUBLE BEDROOMS \* SOUGH AFTER LOCATION \* LOUNGE/DINING ROOM \***

**\* FRONT AND REAR GARDENS \* VIEWS OF ST JUST CHURCH \***

**\* ON STREET PARKING \* COUNCIL TAX BAND = B \* EPC = F \***

**\* APPROXIMATELY 63 SQUARE METRES \***

A beautifully presented terrace two bedroom cottage, situated in the popular village of Tregeseal, just a short walk from the bustling town of St Just with all its amenities. The accommodation comprises of two bedrooms and shower room on the first floor. There is an open plan lounge/diner, kitchen and conservatory on the ground floor. The cottage has gardens to both the front and rear, is double glazed and heated via electric heaters and a viewing is highly recommended.

UPVC Double glazed door into:

**HALLWAY:** Tiled floor, stairs rising, door into:

**LIVING ROOM:** 17' 2" x 11' 4" (5.23m x 3.45m) Double glazed windows to front and rear, feature fireplace housing electric fire, built in shelving to one side, electric radiator, door to:

**KITCHEN:** 10' 11" x 7' 3" (3.33m x 2.21m) Range of base and wall units with worktops and tiling over, composite sink and drainer, appliances to be included: washing machine, free standing cooker with extractor over, undercounter fridge and freezer, UPVC double glazed window to rear, half glazed door to:

**CONSERVATORY:** 11' 0" x 7' 4" (3.35m x 2.24m) Exposed granite wall, UPVC double glazed roof and double doors to rear garden, tiled floor, electric radiator.

**FIRST FLOOR LANDING:** Large cupboard housing hot water tank, access to boarded loft with power, electric radiator. Doors to:

**BEDROOM ONE:** 11' 6" x 8' 9" (3.51m x 2.67m) Built in storage cupboards, double glazed window to front, electric radiator.

**BEDROOM TWO:** 8' 4" x 8' 1" (2.54m x 2.46m) Double glazed window to rear.

**SHOWER ROOM:** White suite comprising fully tiled shower cubicle, wash hand basin, WC, double glazed window to rear with views towards St Just town, tiled walls and floor, heated towel rail.

**OUTSIDE:** To the front of the property there is a fully enclosed paved garden enclosed by low level granite wall and timber gate, parking is available immediately outside the wall on the public road. To the rear is a fully paved garden with timber fencing, block built wall, giving a high degree of privacy, timber shed with mains power, outside tap, views towards St Just Church.

**SERVICES:** Mains water, electricity and drainage.

**DIRECTIONS:** Via "What3Words" app: [///striving.cubic.bristle](https://www.what3words.com/striving.cubic.bristle)

**AGENTS NOTE:** We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of granite under a concrete tiled roof.

**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  
01736 366778



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