



- Smart 2 Bedroom Home
- Popular Residential Terrace
- Parking for up to Two Vehicles
- Very Short Walk to St Just Centre
- Full Double Glazing Throughout
- Peaceful Traffic-Free Terrace
- Pretty, Private and Sunny Rear Garden
- EPC - E



## Description

On a quiet and very pleasant terrace in the friendly town of St Just, is this two bedroom property with outside spaces and off street parking for a couple of cars.

The property is presented in extremely good order, with two smart living spaces downstairs: a welcoming sitting room and a very light, bright and modern kitchen/diner at the rear. The kitchen was re-fitted by the current vendor to include attractive solid worksurfaces, and contemporary cabinets, finished with a wonderful wooden floor.

On the first floor are two bedrooms, with the larger being at the front overlooking the traffic-free Carrallack Terrace, and the second bedroom looking out towards the coast past other houses. The bathroom, like the kitchen, is smart and well presented with modern tiling and a sizeable shower enclosure completing a modern suite.

To the rear of the property, is a well-stocked garden offering different spaces for relaxing and enjoying some sunshine. The patio area is just off the kitchen - perfect for BBQs! There are planted beds running down toward the rear gate which in turn leads to the gravelled parking area that has space for two cars. There is a storage shed with mains power and plumbing that currently houses the laundry appliances.

## 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

**Entrance Porch - 2' 10" x 4' 8" (0.87m x 1.44m)** Double glazed uPVC door in to a useful entrance porch with wood flooring, open to:

**Sitting Room - 9' 0" x 14' 6" (2.76m x 4.44m)** Two double glazed uPVC windows to the front. Understairs storage area. Carpet. Electric Rointe radiator.

**Kitchen/Diner - 9' 2" x 14' 6" (2.8m x 4.44m)** Modern range





of base and wall units including curved corner cupboards topped with Earthstone solid, composite worksurfaces and a solid 1.5 sink and draining board. Large larder cupboard. Built-in oven/grill with induction hob. Integrated dishwasher. Tiled splashbacks. uPVC double glazed window to rear. Wooden flooring. Electric Rointe radiator. uPVC double glazed door and window to rear from dining area.

## First Floor

**Bedroom 1 - 9' 0" x 11' 1" (2.75m x 3.38m)** Double bedroom with two uPVC double glazed windows to front. Large airing cupboard with hot water cylinder and in-built shelving. Carpet.

**Bedroom 2 - 8' 10" x 7' 2" (2.71m x 2.2m)** uPVC double glazed window to rear with distant sea view over rooftops. Carpet.

**Bathroom - 5' 6" x 6' 11" (1.7m x 2.12m)** Suite includes large shower enclosure with electric shower, washbasin/vanity unit and low-level WC. Heated towel rail. Tiled walls with inset mirror. Tiled floors.

## Exterior

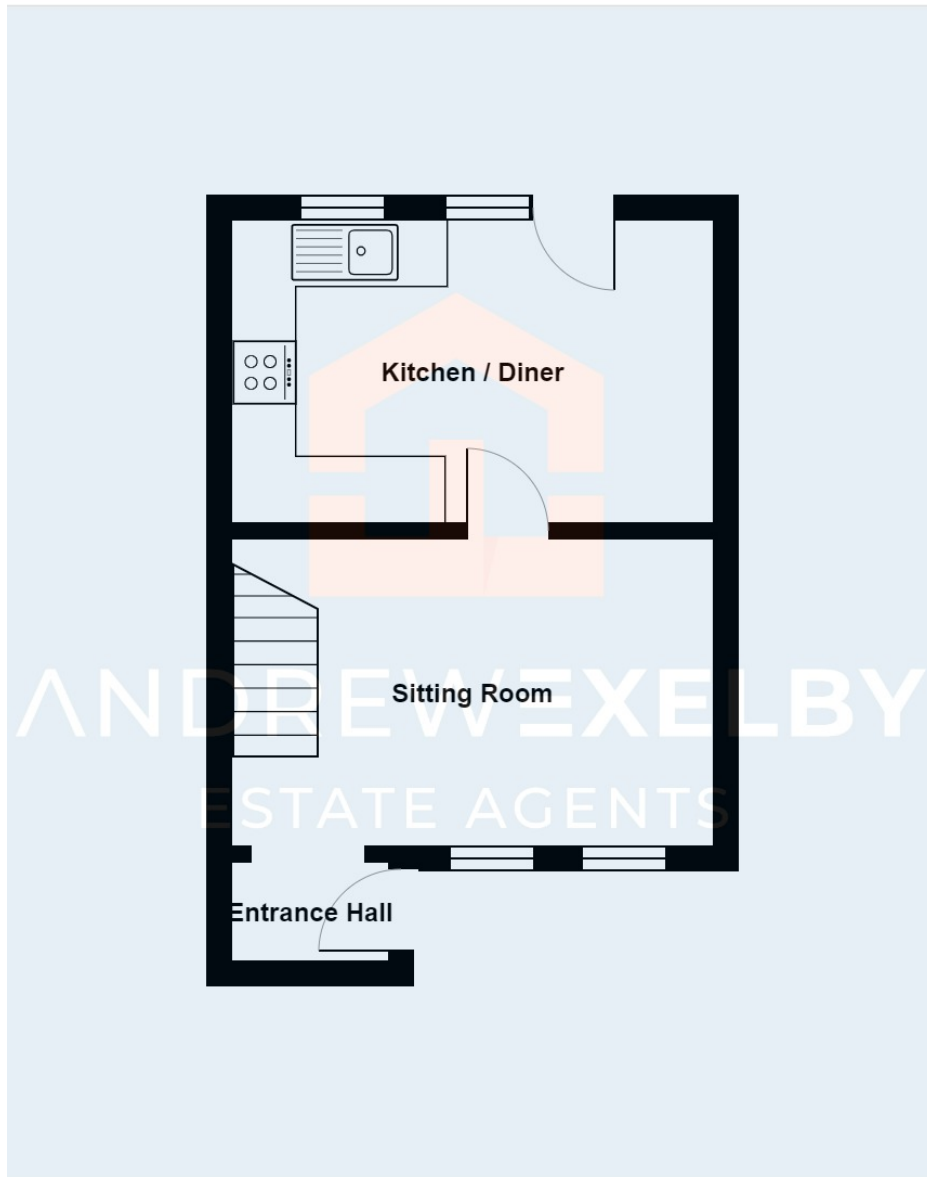
**Front Garden -** Bounded by low-level Cornish hedging with a timber gate. Solid path leads to front door and either side has space for planting or shrubs.

**Rear Garden -** Patio area immediately outside rear door steps down with planted flower beds either side to lower patio area. Entrance to shed, and timber gate to rear area for parking.

**Shed -** Outside shed with mains power and plumbing.

**AGENTS NOTES -** ELECTRICITY: Mains  
WATER: Mains  
DRAINAGE: Mains







Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		