

- 2 Bedroom End Terrace Cottage
- Character-Filled Cottage with Potential
- No Onward Chain / Chain Free
- Boarded Attic with Velux Window
- Updating and Renovation Needed
- Parking Space with Two Small Sheds
- uPVC Double Glazed Sash Windows
- EPC - E

Description

This very endearing cottage sits at the end of a hidden terrace behind Cape Cornwall Street near the centre of St Just and benefits from fairly modern uPVC double glazed sash windows and an area for parking.

Just a short stroll from the town centre, is this tucked away home which offers a very social open-plan living space downstairs. The sitting room is currently at the front with a focal granite fireplace and useful alcove spaces either side.

To the rear of this space is a kitchen that opens in to an area that would make a fantastic little dining spot in front of the sash window to the rear. The kitchen is dated, but is perfectly proportioned for a property of this size and offers lots of potential for those of a creative persuasion.

Up the stairs to the landing, off which are two double bedrooms (neither is huge), both with character and sash windows. There are areas of the landing and bedrooms which will require some repair and cosmetic updating. The family bathroom is at the front and has space for everything a bathroom should offer.

Pulling down the loft hatch, you will discover a light boarded attic space lit by a large Velux window. The space has mains power and is carpeted but is restrictive in terms of head height.

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 Room - 12' 1" x 12' 5" (3.7m x 3.8m) Dual aspect sitting room with granite open fireplace, exposed beams and exposed (and painted) granite walls. Alcove to one side of fireplace with in-built shelves with built-in storage on the other side. uPVC double glazed sash window to front with deep, tiled cill. Night storage heater. Carpet.

Kitchen/Dining Area - 7' 0" x 12' 3" (2.14m x 3.75m) Open to



the sitting room, but separated by a breakfast bar/half height counter.

Range of base units arranged in a U-shape with laminate worktops and tiled splashback behind a stainless steel sink and drainer. Space for a freestanding oven and fridge. Understairs recess. Exposed beams. uPVC double glazed sash window to rear with deep, tiled cill. Smaller window to rear. Carpet.

First Floor

Landing - 8' 2" x 5' 1" (2.5m x 1.57m) Small window to side with deep, tiled cill. Painted granite wall (in need of some repair). Airing cupboard housing hot water tank. Night storage heater. Carpet.

Bedroom One - 10' 9" x 6' 10" (3.3m x 2.1m) Double bedroom with two alcoves (0.6m deep), one with built-in shelves. uPVC double glazed sash window. Carpet.

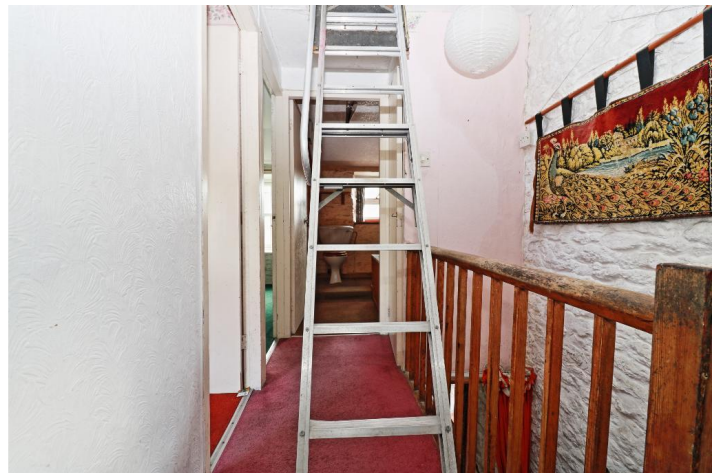
Bedroom Two - 8' 0" x 9' 4" (2.45m x 2.87m) Small double bedroom with uPVC double glazed sash window to rear. Painted granite wall (in need of repair). Carpet.

Bathroom - 8' 0" x 5' 1" (2.45m x 1.55m) Suite comprises of bath with electric shower over, wash basin and low-level WC. Wall-mounted fan heater. Aluminium double glazed window to front. Carpet.

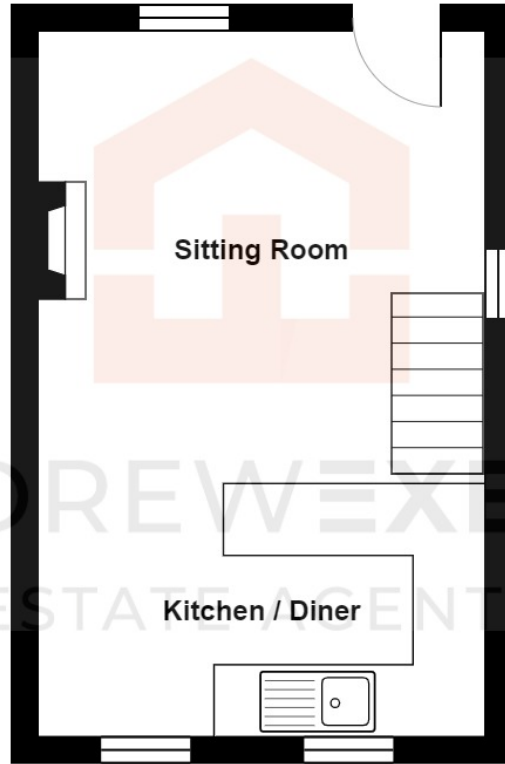
Converted Attic

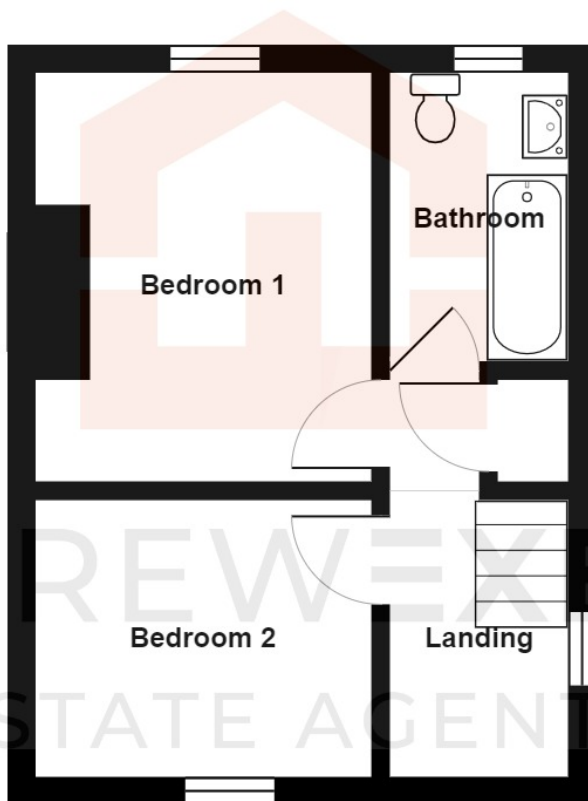
Attic - 10' 9" x 14' 5" (3.3m x 4.4m) Not a usable room, but a boarded (and carpeted) attic space with ladder access. Space is 1.4 metres high at highest point. Mains power and Velux roof light window (in need of repair).

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









Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		