



ANDREW EXELBY
ESTATE AGENTS



Bosorne Street, St Just TR19
Penzance

£235,000

Tenure: Freehold

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

- TWO DOUBLE BEDROOM BARN CONVERSION
- OFF STREET PARKING FOR ONE / FURTHER GARDEN
- SMART, MODERN KITCHEN
- LARGE LIVING / DINING SPACE
- WET ROOM WITH SEPARATE WC
- SHORT WALK TO TOWN CENTRE
- READY TO MOVE IN / NO ONWARD CHAIN
- COURTYARD GARDEN TO REAR
- EPC - E
- COUNCIL TAX BAND - B

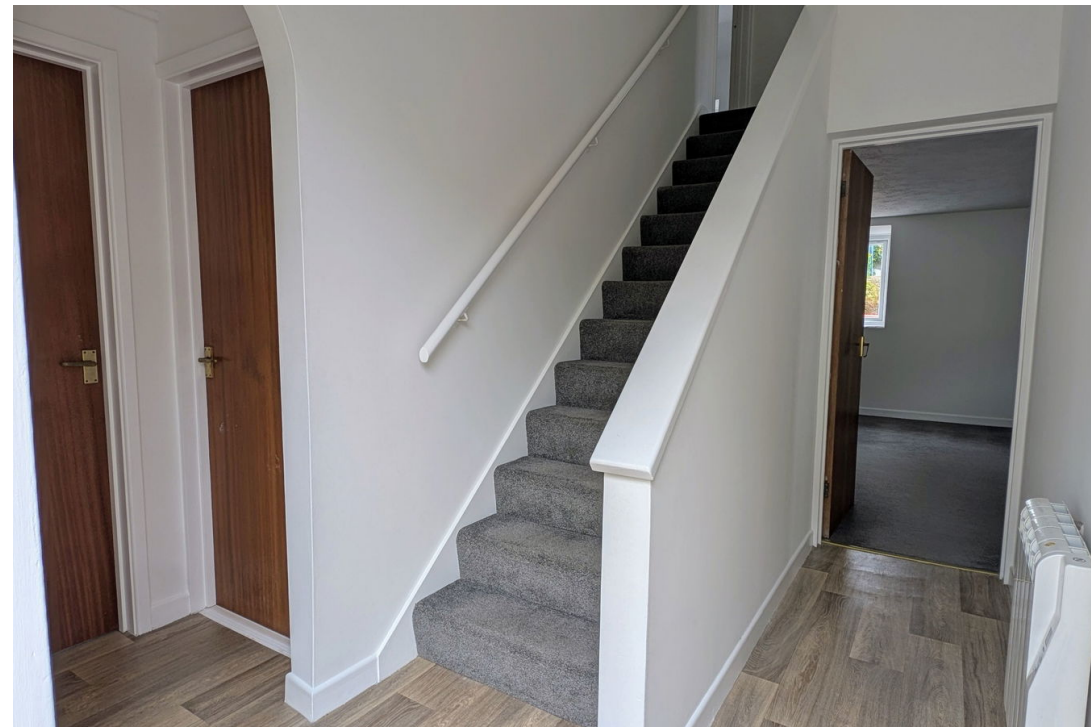
DESCRIPTION

In a quiet lane, just minutes from the town centre, is this attractive and very spacious converted barn that has been renovated and well maintained in recent years.

With a gated driveway/parking space for one vehicle, and rear courtyard garden, this property is a rare find - that said, if you do not need or want the parking space, it would make a fantastic addition to the rear courtyard garden area; creating a flexible outside space.

On the ground floor, is a large living and dining room with deep-set windows that leads on to a kitchen that the current vendor has recently upgraded. Also on the ground floor is a wet room and separate WC.

To the first floor are two large double bedrooms, that each benefit from walk-in wardrobe spaces with lighting and plenty of space for storage. The bedrooms are bright and airy, and the entire property is presented in very good order; enabling any interested buyer to move straight in!





ENTRANCE HALLWAY - 2.92m x 1.78m (9'6" x 5'10") Solid door leads in with uPVC double glazed window. Vinyl floor. Electric radiator.

WC - 1.7m x 1m (5'6" x 3'3") Low-level WC. uPVC double glazed window (obscured). Vinyl floor.

WET ROOM - 2.65m x 1.76m (8'8" x 5'9") Walk-in shower area with electric shower and glass screen. Wash basin. Airing cupboard housing hot water tank (installed May 2024).

LIVING / DINING ROOM - 6.52m x 4.42m (21'4" x 14'6") Large, dual aspect room with three uPVC double glazed windows. Carpet. Two electric radiators.

KITCHEN - 2.9m x 2.18m (9'6" x 7'1") Range of base and wall units topped with laminate worktops and stainless steel sink and drainer. Space for a freestanding cooker with extractor over. Space and plumbing for a washing machine and space for a fridge/freezer. Tiled splashbacks. uPVC double glazed window. Vinyl floor.

BEDROOM - 4.78m x 3.67m (15'8" x 12'0") Large double bedroom with two uPVC double glazed windows. Carpet. Electric radiator. Door to:

WALK IN STORAGE - 2.92m x 2.65m (9'6" x 8'8") Built in storage cupboard with lighting.

BEDROOM - 4.77m x 2.88m (15'7" x 9'5") Double, dual aspect bedroom with two uPVC double glazed windows. Carpet. Electric radiator. Door to:

WALK IN STORAGE - 2.93m x 2.2m (9'7" x 7'2") Built-in storage cupboard with lighting.



ANDREW EXELBY
ESTATE AGENTS



ANDREW EXELBY
ESTATE AGENTS





Andrew Exelby - St Just

Bank House Bank Square St Just Penzance TR19 7HH



ANDREW EXELBY
ESTATE AGENTS

01736 697 414

hello@andrewexelby.co.uk

<https://www.andrewexelby.co.uk>