



Boscaswell Terrace, Pendeen TR19

£265,000



ANDREW  
**EXELBY**  
ESTATE AGENTS



## Boscaswell Terrace, Pendeen TR19

Presented in excellent order, this traditional cottage boasts a fabulous position on Boscaswell Terrace enjoying sea views to the rear. There is a sunny front garden and a rear patio garden with good-size storage shed and those all important sea views.







## DESCRIPTION

On a pretty terrace of traditional cottages that back on to open fields with sea views, is this lovingly maintained and tastefully updated two bedroom cottage available with no onward chain.

Entered via a good-size entrance porch that looks over the front garden which gets the morning and early afternoon sun. The living room boasts a magnificent granite inglenook fireplace with a multifuel stove inset on a solid hearth.

To the rear of the living room is a small lobby space with understairs storage and access to the bathroom and the kitchen/diner; both of which have been refurbished to a good standard. The kitchen/diner is brightened further by a lean-to sun room/utility space with sea views from both rooms.

To the first floor are two double bedrooms; the smaller of which has some built-in storage, while both benefit from being presented in excellent order. To the rear of the property is a patio garden with an elevated seating area to enjoy the coastal outlook as well as a generous storage shed with a recently replaced roof. There is an access lane at the rear of the property which leads you around the terrace to the main road where there is plentiful on street parking.

## LOCATION

Pendeen is a fantastic village with a strong community spirit and much to offer residents. The area has a strong history linked to mining and is in the Cornish Mining World Heritage Site. The village offers a convenience shop





LIVING ROOM

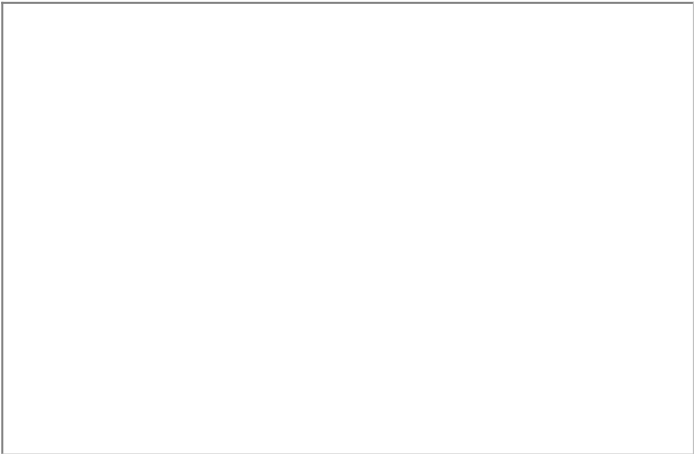
3.6m x 3.5m (11'9" x 11'5")  
Sitting room with central granite inglenook fireplace with solid hearth and multifuel stove. uPVC double glazed window to front. Carpet. Radiator.

BATHROOM

3.57m x 1.22m (11'8" x 4'0")  
Suite comprises of bath with electric shower over, wash basin and WC. Tiled surrounds and tiled floor.

KITCHEN/DINER

2.56m x 3.17m (8'4" x 10'4")  
Range of base and wall units with laminate worktops, stainless steel sink and drainer and space for a freestanding cooker with extractor over. Tiled splashbacks. uPVC double glazed window to rear offering sea views. Tiled floor. Radiator.



SUN ROOM/UTILITY

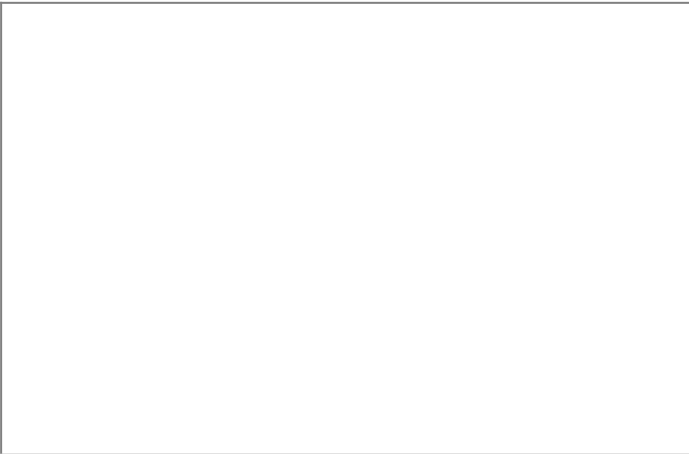
1.1m x 3.3m (3'7" x 10'9")  
Breakfast bar area of worktop to enjoy sea views from. Space and plumbing for washing machine. Tiled floor.

BEDROOM

3.62m x 2.64m (11'10" x 8'7")  
Double bedroom with uPVC double glazed window to front. Carpet. Radiator.

BEDROOM

3.6m x 2.72m (11'9" x 8'11") - max  
Double bedroom with a built-in storage cupboard and uPVC double glazed window to front. Carpet. Radiator.



REAR GARDEN

Raised patio/seating area with sea views. Lower gravelled area with paving leading to stone-built storage shed. Timber gate gives access to rear lane.

FRONT GARDEN

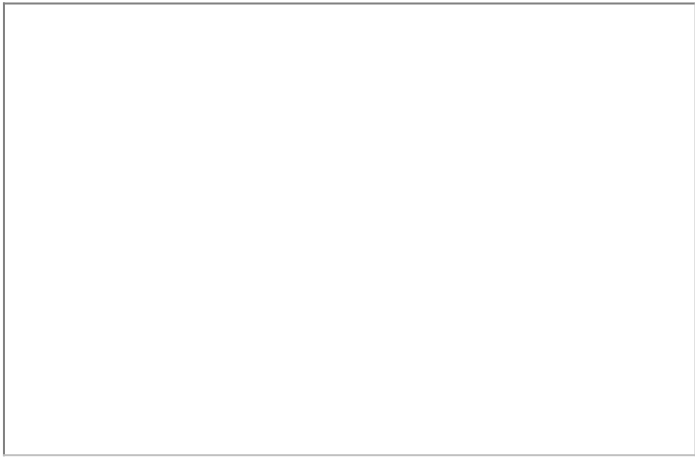
Lawned primarily with a hardstanding path leading to front door. Hedging to the front affords great privacy.

AGENTS NOTES

**Property Type & Construction:** Granite or whinstone, as built, no insulation (assumed) | **Electric:** Mains | **Water:** Mains | **Drainage:** Mains | **Heating:** LPG Boiler/Central heating, plus mutifuel stove | **Broadband:** FTTC, ADSL | **Mobile Coverage:** Networks likely available are EE, and Three but are limited. Other networks will have no signal | **Parking:** On Street | **Restrictions/ Covenants:** No | **Rights of Way/Easements:** No | **Flood Risk:** No | **Coastal Erosion Risk:** None | **Planning Permission:** None | **Accessibility/ Adaptations:** None | **Coalfield/Mining Area:** Historic tin mining area | **AONB/ Conservation Area/Listed:** AONB, Conservation area | **Local Authority:** Cornwall County Council | **Property orientation from front:** South | **Viewings** - By appointment via Andrew Exelby Estate Agents - 01736 697414

RENTAL POTENTIAL:

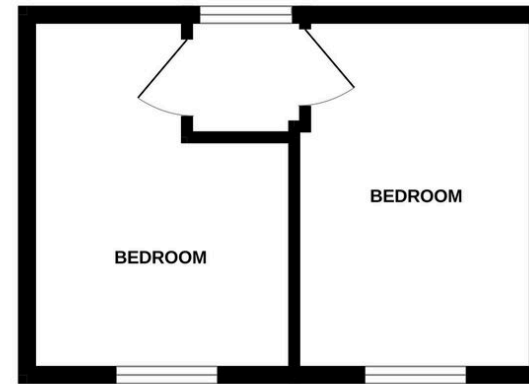
To discuss the long-term, residential rental potential of this property, or any other, please contact Whitlocks in Penzance who will be able to guide you through the process. Their telephone number is 01736 369296.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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