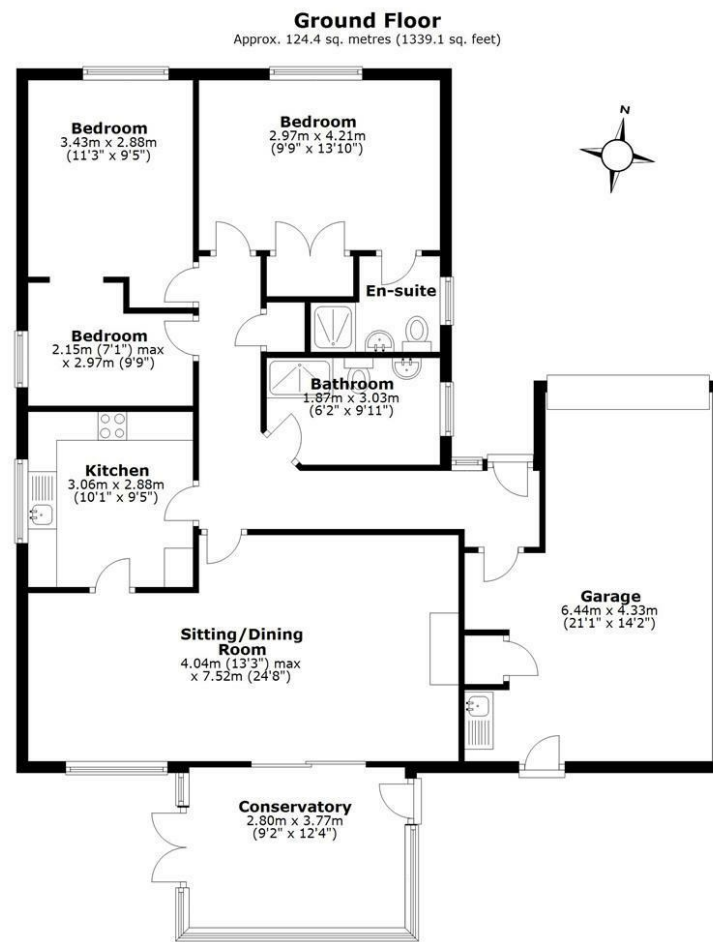


THE BOWLING GREEN, ST. JUST IN ROSELAND



Total area: approx. 124.4 sq. metres (1339.1 sq. feet)

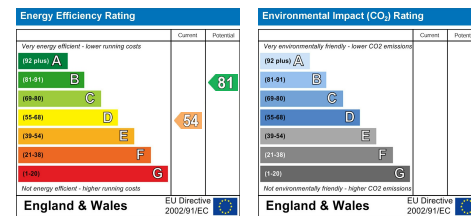
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such. Plan produced using PlanUp.

**8 Bowling Green, St Just in Roseland**

**KEY FEATURES**

- DETACHED BUNGALOW
- THREE BEDROOMS (MASTER EN-SUITE)
- SITTING/DINING ROOM
- KITCHEN
- CONSERVATORY
- SHOWER ROOM
- REAR GARDEN
- DRIVEWAY PARKING
- GARAGE
- SOUGHT AFTER LOCATION

**ENERGY PERFORMANCE RATING**



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



**CONTACT US**

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**8 THE BOWLING GREEN, ST. JUST IN ROSELAND, TRURO, TR2 5JN**  
THREE BEDROOM DETACHED BUNGALOW IN DESIRABLE LOCATION

This three bedroom detached bungalow is situated in the popular village location of St Just in Roseland; just a stone's throw from the beautiful South Coast beaches. Occupying a private plot within this quiet cul-de-sac, the property has been a much loved home for over two decades. Well presented throughout; in all, the accommodation includes; entrance hall, sitting/dining room, conservatory, kitchen, three bedrooms (master en-suite) and a shower room. There is a driveway providing off road parking, integral garage with utilities and gardens to front and rear.

EPC - E. Freehold. Council Tax - E.

GUIDE PRICE £435,000

## THE PROPERTY

8 The Bowling Green is a two/three bedroom detached bungalow which is situated in a pleasant location within the sought after development of The Green at St Just In Roseland. Being within the current ownership for over twenty years, it is clear to see it has been a much loved home over the years. Well presented throughout; in all the accommodation comprises hall, study/bedroom three, conservatory, lounge/dining room, kitchen, two bedrooms (master en-suite) and a shower room. There is a driveway providing off road parking and a garage; as well as rear garden laid to patio and flowerbeds for low maintenance.

## ST JUST-IN-ROSELAND

St. Just-in-Roseland village which is most widely known for its historic church and churchyard set beside the beautiful tidal creek where subtropical plants grow alongside the native trees and flora. The property is also close to St Mawes and this has an international reputation as one of the country's most sought after areas in which to reside with a distinctive Mediterranean atmosphere. The village provides a good selection of individual shops including a small supermarket, delicatessen, hotels, restaurants, inns, primary school and a very active sailing club. The whole of the Roseland Peninsula is designated as an area of outstanding natural beauty and offers superb scenery and walks, a number of beautiful beaches, coves and a general feeling of peace and tranquility. At St. Mawes there is a passenger ferry to the historic harbour town of Falmouth and the King Harry car ferry provides for an easy commute to Falmouth and the Cathedral city of Truro.

In greater detail the accommodation comprises (all measurements are approximate):

## ENTRANCE HALLWAY

Night storage heater. Access to loft space. Doors into;

## INTEGRAL GARAGE

21'1" x 14'2" (6.44m x 4.33m)

Electric roller door with power connected. Pedestrian rear door. Storage cupboard. Space and plumbing for utilities.

## SITTING/DINING ROOM

24'8" x 13'3" (7.52m x 4.04m)

Large room with two windows to rear aspect. Ample space for dining table. Night storage heater. Feature fireplace with electric fire.

## CONSERVATORY

12'4" x 9'2" (3.77m x 2.80m)

Doors to both sides access the rear garden.

## KITCHEN

10'0" x 9'5" (3.06m x 2.88m)

Comprising a range of base and eye level unit with worktops over and tiled splashbacks. Inset sink and drainer unit with window to side aspect. Integrated dishwasher, electric oven and hob with extractor fan over. Space for fridge/freezer.

## BEDROOM

13'9" x 9'8" (4.21m x 2.97m)

Window to front aspect. Wall mounted electric heater. Fitted cupboards. Door into;

## EN-SUITE

Comprising a shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to side aspect and extractor fan.



## BEDROOM

11'3" x 9'5" (3.43m x 2.88m)

Window to front aspect. Wall mounted electric heater. An opening into (where a wall could easily be reinstated);

## BEDROOM

9'8" x 7'0" (2.97m x 2.15m)

Window to side aspect. Wall mounted electric heater.

## SHOWER ROOM

9'8'2"4" x 6'1" (3.003m x 1.87m)

Comprising a double walk in shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to side aspect, heated towel rail and extractor fan.

## OUTSIDE

To the front of the property there is a driveway providing off road parking for numerous vehicles that leads to the garage. There is access down both side of the property to the rear garden that has a combination of walled and timber fenced boundaries. There is a timber storage shed with the rear garden laid to patio with flowerbeds.

## SERVICES

Mains water, electric and drainage.

## N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

## TENURE

Freehold.

## COUNCIL TAX

E.

## DIRECTIONS

When travelling along the A3078 from St. Mawes proceed into St Just in Roseland village and the turning signposted to the King Harry Ferry. The entrance into the Bowling Green will be found just a short distance along the road on the right hand side and the property will be found after a short distance on the right hand side.

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

