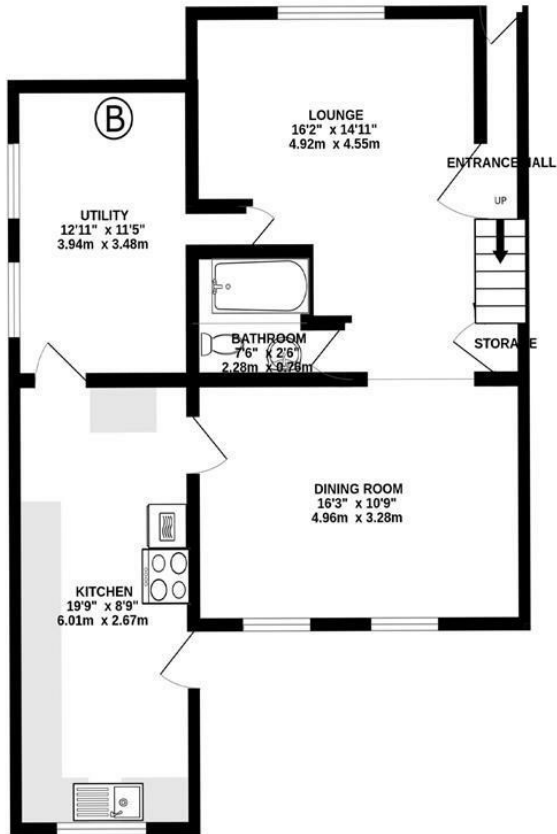
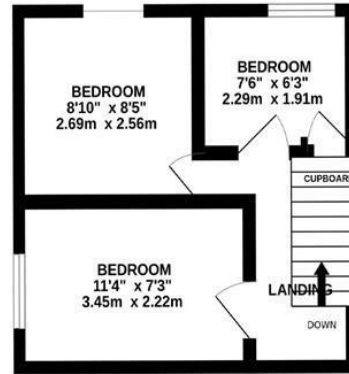


GROUND FLOOR  
724 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR  
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 sq.m.) approx.

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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St Just

£280,000



The accuracy of these particulars is not guaranteed nor do they form part of any contract. Applicants should verify details by personal examination and enquiry.

PRH is a trading name of PRH Lettings Limited. Registered office: 15 Alverton Street, Penzance, Cornwall, TR18 2QP. Registered in England No. 6667569



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40 Carn Bosavern  
St Just  
TR19 7QX

£280,000

## KEY FEATURES

- FREEHOLD
- SEA VIEWS
- GARAGE & GARDENS
- RENOVATION PROJECT
- TRAFFIC FREE LOCATION
- EPC - E

## DIRECTIONS

From Penzance proceed in a westerly direction and take the A3071 signposted St. Just. As you enter St Just turn left and then right onto Carn Bosavern. Number 40 is situated at the far end of the terrace.



*It certainly is all about the location and what more could you want than to be nestled away at the far end of a traffic free terrace of traditional stone cottages in a thriving town such as St Just? The property is calling out for the next family to come along and renovate it to make it their own, The current configuration provides an entrance hall, lounge, kitchen, dining room, breakfast room (utility), and a shower room on the ground floor. On the first floor are the three bedrooms. Assets to number 40 Carn Bosavern are the gardens to three sides, a detached garage and of course sea views.*

*St Just is a wonderful friendly community with a myriad of independent shops, eateries, schools and galleries. Then you have the incredible walks along the rugged North Coast.*

**TENURE:** The property is Freehold  
**HEATING:** Oil Fired Central Heating  
**COUNCIL TAX BAND:** B

