



Market Street, St Just TR19

Fixed Price £131,350



**ANDREW  
EXELBY**  
ESTATE AGENTS

## Market Street, St Just TR19

Section 106 - Affordable home for someone with a local connection to the parish of St Just! Two bedrooms, open-plan living space and a car parking space. Please see eligibility criteria in full description.





## DESCRIPTION

**\*\* Book Your Viewing - Appointments Available Friday 13th February \*\***

Constructed in 2008 is this semi detached modern house situated within the centre of St Just within a level walk of all the amenities in this popular and bustling town. The house is subject to a Section 106 restriction, meaning that applicants for purchase must be able to prove a local connection to the parish - see ELIGIBILITY requirements below.

The accommodation comprises of two double bedrooms on the first floor and on the ground floor an open plan living room/kitchen, utility area and cloakroom. There is off street parking for one vehicle, and an enclosed garden to the rear. The house is double glazed throughout and heated via electric radiators and night storage heaters.

### Eligibility

We would be looking to prioritise someone with an Area Local Connection to St Just. Please note that local connection exemptions apply to applicants who are subject to the Armed Forces Covenant, Care Leavers under the age of 25 and/or Victims of Domestic Abuse:

- Current residency/permanent employment of 16 + hours per week for 3 + years

OR

- Former residency of 5 + years



## LANDING

Timber, double glazed window to side. Carpet.

## BEDROOM

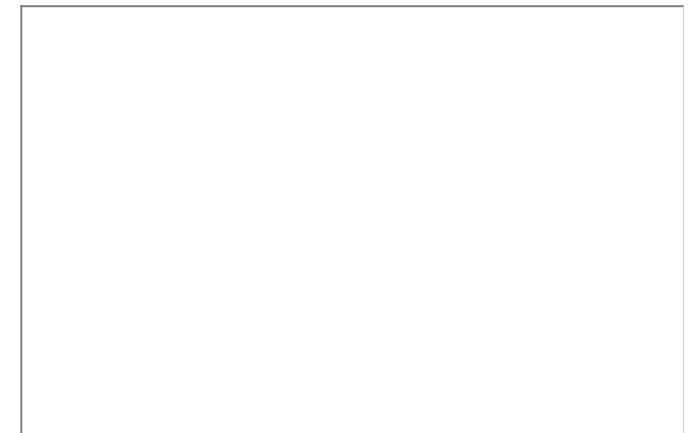
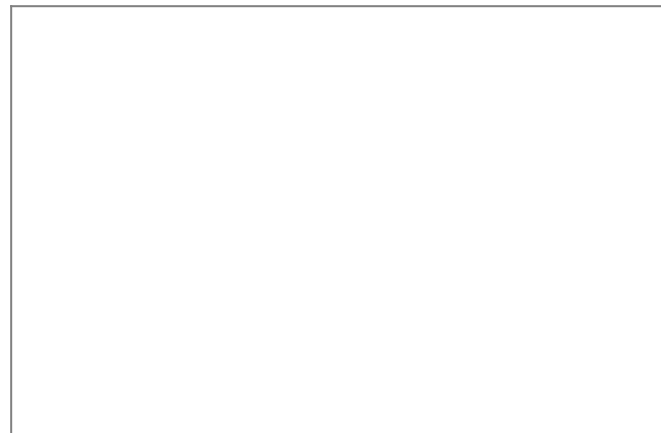
3.96m x 2.44m (12'11" x 8'0")

Double bedroom with timber, double glazed window and built-in storage cupboard. Carpet. Night storage heater.

## BEDROOM

3.45m x 2.18m (11'3" x 7'1")

Double bedroom with timber, double glazed window to rear. Carpet. Electric radiator.





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