



Bosorne Close, St Just TR19

£310,000



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Bosorne Close, St Just TR19

A most exciting opportunity for families wanting a move in-ready home that would benefit from cosmetic updating to create a truly fabulous family home with sea views, gardens and parking!





DESCRIPTION

A fantastic family home with well-proportioned rooms in an enviable position overlooking fields and the coast, this property represents an exciting opportunity for someone to live between St Just and Cot Valley with parking and a garage!

The properties on Bosorne Close are notoriously flexible with large living space, and plenty of possibilities to extend out and even up (several in the close have loft rooms). This property is no exception being slightly larger than most with a rear entrance porch and downstairs WC off the large kitchen/breakfast room.

The kitchen is big enough for a family table and chairs and while the units are older, they are solid and in exceptionally good condition! To the front is a bright and generous living room with a feature, granite chimney breast and bay window looking out on the pretty and very well-maintained front garden.



To the first floor are two very good double bedrooms and a large single/small double bedroom - due to its position on this close, all bedrooms have views of the sea across the surrounding fields. The two double bedrooms have built-in storage cupboards and all rooms are move in-ready. Also on the first floor is a family bathroom, an airing cupboard and access to the spacious loft.

There are enclosed gardens to the front and rear that are lawned with very colourful beds of flowers and shrubs - like the house, the garden is presented in excellent order allowing any buyer to add their touch

KITCHEN/BREAKFAST ROOM

5.34m x 3.54m (17'6" x 11'7")

Large room with range of base and wall units with laminate worktops. Space for freestanding cooker with extractor over. Stainless steel sink and drainer with tiled splashbacks. Space for washing machine. uPVC double glazed window to rear. Carpet. Radiator.

REAR PORCH

2.31m x 2.11m (7'6" x 6'11")

uPVC double glazed window and door. Vinyl floor.

CLOAKROOM/WC

WC and wash basin with tiled surrounds. Carpet.



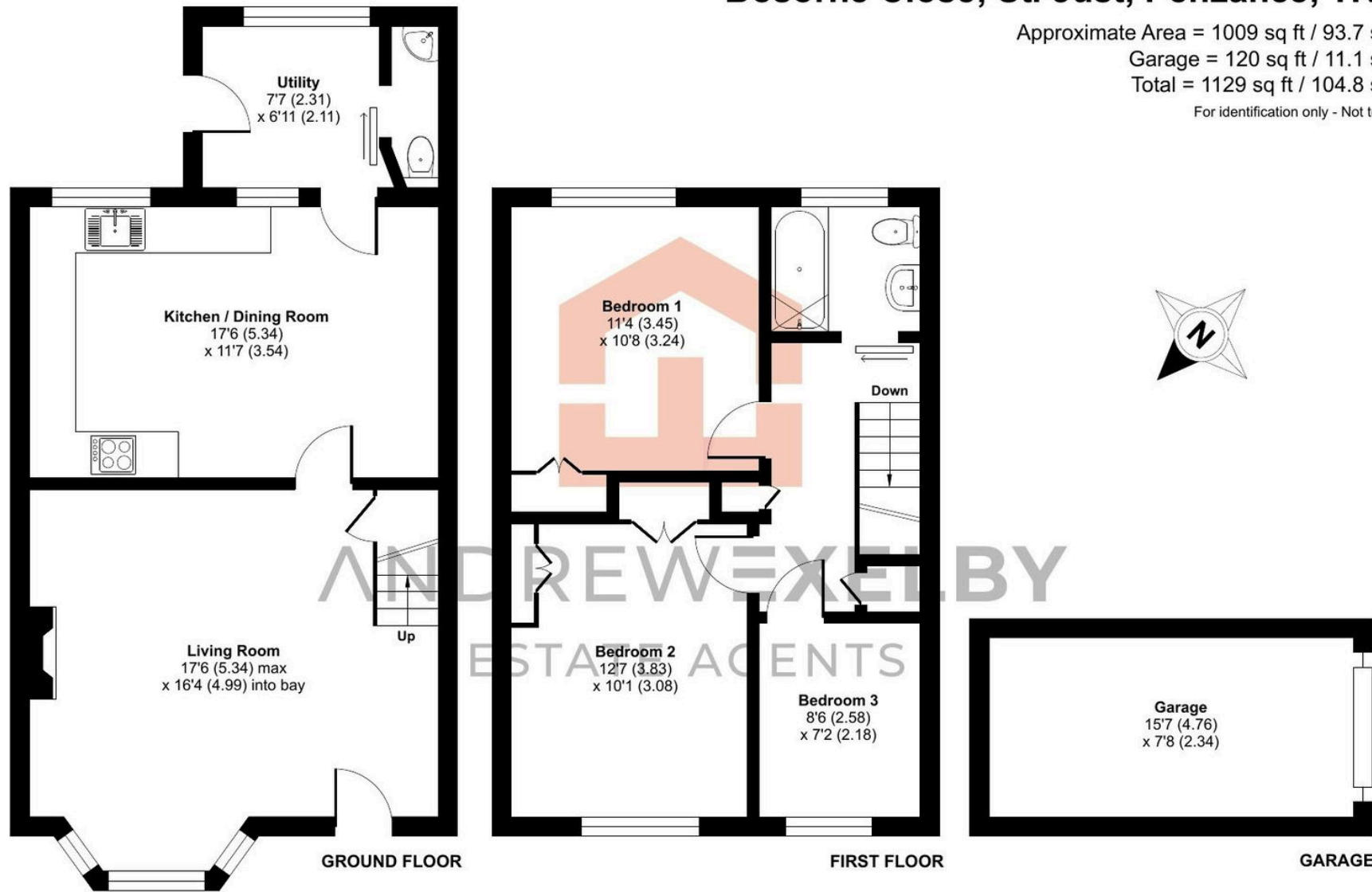
Bosorne Close, St. Just, Penzance, TR19

Approximate Area = 1009 sq ft / 93.7 sq m

Garage = 120 sq ft / 11.1 sq m

Total = 1129 sq ft / 104.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Andrew Exelby Estate Agents. REF: 1305610