

## ST. JUST IN ROSELAND

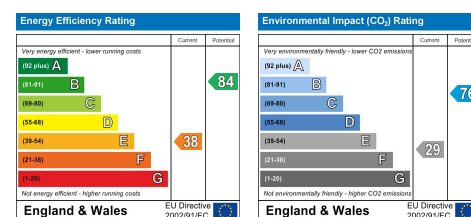


### KEY FEATURES

- Detached house
- No onward chain
- Off road parking
- Front and rear gardens
- Oil fired central heating

- Four bedrooms
- Sought after village location
- Large garage
- Upvc double glazing
- Viewing advised

### ENERGY PERFORMANCE RATING



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### FAIR VIEW, ST. JUST IN ROSELAND, TRURO, TR2 5HY DETACHED HOUSE IN SOUGHT AFTER VILLAGE

Spacious detached house, situated in St Just In Roseland and being offered for sale with no onward chain. Two storey accommodation providing four bedrooms, living room, kitchen, bathroom, utility room and a cloakroom. Front and rear gardens also providing off road parking and a large garage. Other benefits include UPVc double glazing and oil fired central heating. Viewing advised. EPC - F.

GUIDE PRICE £350,000



## THE PROPERTY

Fair View is a spacious, detached four bedroom family home, occupying a good position in the sought after village of St Just In Roseland. The property has been utilised as a successful residential let investment in recent years and is now being offered for sale with no onward chain. Externally, the property benefits from good sized gardens to both the front and rear elevations, comprising off road parking areas laid to stone chippings, lawn areas with planted borders and Cornish stone walling. There is also an additional parking bay to the front of the property by the roadside. Internally, the two storey reverse level accommodation provides: entrance porch, entrance hall, three bedrooms, a bathroom and a utility room to the ground floor, with a large living room, kitchen, bedroom/study and a cloakroom to the first floor. Other benefits include a large garage, Upvc double glazing and oil fired central heating. An internal inspection is highly recommended.

## LOCATION

St Just In Roseland is well known for its historic church and church yard set alongside the beautiful tidal creek where sub tropical plants grow alongside native trees and floras. Pasco's boat yard is nearby on the creek, ideal for boat storage and mooring and nearby St. Mawes adequately caters for the day to day needs with a good selection of shops, restaurants and hotels together with bank, post office, chemist, doctors surgery, dentist surgery and a regular passenger ferry to Falmouth. The city of Truro with its Cathedral and fine shopping centre is approximately ten miles via the King Harry Ferry.

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

## ENTRANCE PORCH

6'2 x 4'1 (1.88m x 1.24m)

Front and side aspect Upvc double glazed windows. Side aspect Upvc double glazed door opens into the porch. Tiled flooring. Ceiling light. Glazed wooden door opens into the hall.



## ENTRANCE HALL

Side aspect Upvc double glazed opaque door to the garden. Tiled floor. Radiator. Ceiling light. Storage cupboard housing the electric consumer unit. Doors to three bedrooms, bathroom and the utility room. Stairs rise to the first floor.

## FIRST FLOOR

Landing with a rear aspect Upvc double glazed window. Ceiling light. Carpet. Doors opening to: living room, kitchen, study/bedroom and a WC.

## LIVING ROOM

27'6 x 12'2 (8.38m x 3.71m)

Three front aspect Upvc double glazed windows. Fireplace with a stone hearth, surround and timber mantle above. Two radiators. Television aerial point. Telephone point. Carpet. Wall lights.

## KITCHEN

11'2 x 11'1 (3.40m x 3.38m)

Rear and side aspect Upvc double glazed windows. Kitchen fitted with a range of wall and base cabinets incorporating cupboards and drawers, roll edge work tops, inset stainless steel sink drainer and tiling to the up stand. Electric cooker with a four ring electric hob above. Integral fridge, freezer and dishwasher. Ceiling light. Radiator. Carpet.

## STUDY/BEDROOM

11' x 6'8 (3.35m x 2.03m)

Side aspect Upvc double glazed window. Built in wardrobe. Loft hatch. Ceiling light. Carpet. Radiator.

## CLOAKROOM

4'7 x 3'9 (1.40m x 1.14m)

Close coupled WC and a wall mounted wash hand basin. Ceiling light. Extractor fan. Carpet.

## GROUND FLOOR



## BEDROOM 1

12'1 x 10'8 (3.68m x 3.25m)

Front aspect Upvc double glazed window with a deep sill. Carpet. Radiator. Ceiling light.

## BEDROOM 2

12'4 x 9'8 (3.76m x 2.95m)

Front aspect Upvc double glazed window with a deep sill. Radiator. Ceiling light. Carpet.

## BEDROOM 3

11'2 x 10'5 (3.40m x 3.18m)

Rear and side aspect Upvc double glazed windows. Carpet. Ceiling light. Radiator.

## BATHROOM

6'8 x 5'4 (2.03m x 1.63m)

Rear aspect Upvc double glazed opaque window. Modern white suite comprising: panelled bath with a wall mounted electric shower above, pedestal wash hand basin and a close coupled WC. Tiled floor. Part tiled walls. Radiator. Electric shaver point. Extractor fan. Airing cupboard. Ceiling light.

## UTILITY ROOM

7' x 3'8 (2.13m x 1.12m)

Rear aspect Upvc double glazed opaque window. Floor standing oil fired central heating boiler. Tiled floor. Plumbing for a washing machine. Ceiling light.

## OUTSIDE

Front - Gated entrance onto the driveway, providing off road parking for 2-3 vehicles and laid to loose stone chippings. Additional off road parking bay in front of the gate. Mature hedge borders and Cornish stone walling. Front garden laid to lawn with stone walling and planted beds. A footpath on both sides leads to the rear garden.

Rear - Chiefly laid to lawn with fenced borders. Stone walling with

planted beds. Storage area for the oil tank. Former stone outbuilding. Mature hedges to the boundaries. Foot path leads round the perimeter of the property.

## GARAGE

15'8 x 15'5 (4.78m x 4.70m)

Front aspect up and over manual door. Side aspect window. Side aspect door. Garage fitted with power and light.

## SERVICES

Mains water, electricity and drainage. Oil fired central heating.

Council Tax - Band E.

Tenure - Freehold.

## N.B

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

## 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.

## DIRECTIONS

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