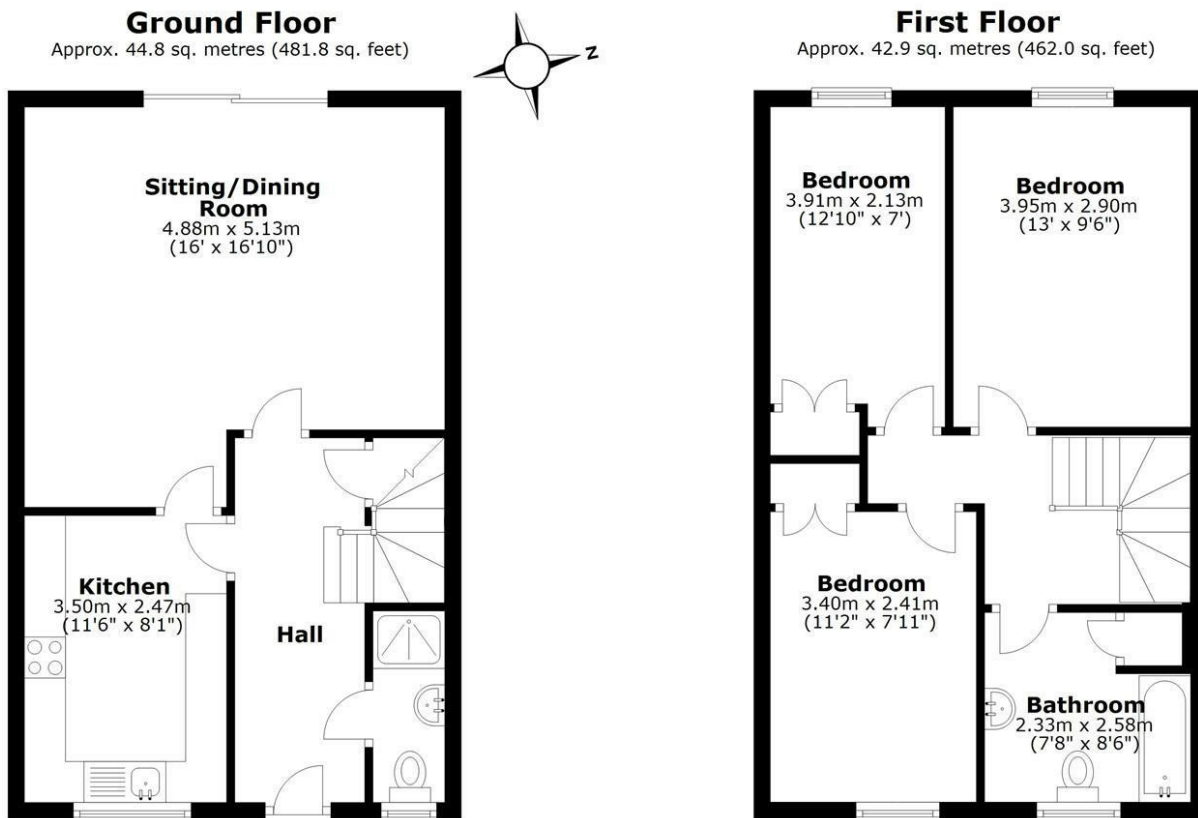


ST. JUST IN ROSELAND



Total area: approx. 87.7 sq. metres (943.8 sq. feet)

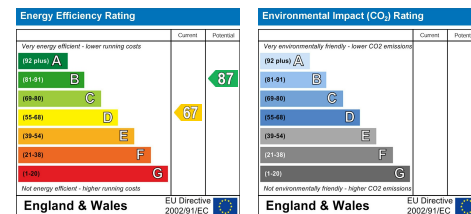
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used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

2 Bowling Green, St Just in Roseland

KEY FEATURES

- Three Double Bedrooms
- Modern Kitchen
- First Floor Bathroom
- Garage
- Sea Glimpses From Upstairs
- Lounge/Dining Room
- Ground Floor Shower Room
- Enclosed Garden
- Parking For Three Cars
- No Chain

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:

- 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.
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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2 THE BOWLING GREEN, ST. JUST IN ROSELAND, TR2 5JN
ATTRACTIVE THREE BEDROOM TERRACED PROPERTY

In a sought after location, a short drive to the popular coastal villages of St. Mawes and Portscatho. Same ownership since construction and well presented with modern kitchen and shower room. Three bedrooms, kitchen, lounge/dining room, bathroom and shower room. Enclosed garden and parking for three cars. Sea glimpses from first floor.

Single garage. Double glazing.
Council Tax- C. Freehold. EPC- D

GUIDE PRICE £350,000

GENERAL COMMENTS

2 The Bowling Green is an attractive middle terraced modern house located in a tucked away position at the very beginning of this sought after development within St Just In Roseland. The house has been in the same ownership since construction in 1996 and has been well cared for. It has been improved in recent years including a modern replacement kitchen, new shower room, new entrance door and several double glazed windows. Four replacement double glazed windows have been ordered for the first floor rooms and will be installed prior to completion.

The accommodation includes three bedrooms and bathroom on the first floor with kitchen, sitting/dining room and shower room downstairs. There are sea views over Carrick Roads towards Falmouth from the front bedroom. Outside is a private enclosed garden, driveway parking and a short distance away is a single garage and further parking space for two cars. The house is sold with no chain.

LOCATION

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

Stairs to first floor with storage cupboard below. Doors to sitting room and kitchen.

SHOWER ROOM

White suite comprising walk in shower, pedestal hand wash basin and low level W.C. Frosted window to front.

KITCHEN

11'5" x 8'1" (3.50m x 2.47m)
A modern kitchen with an excellent range of base and eye level units. Worktops with tiled splashback. One and a half bowl stainless steel sink and drainer. Integral Bosch oven with Smeg ceramic hob and extractor hood over. Integrated dishwasher, space and plumbing for washing machine and tall fridge/freezer. Wood effect laminate flooring and ceiling mounted lights.

LOUNGE/DINING ROOM

16'9" x 16'0" (5.13m x 4.88m)
Sliding patio doors opening to the rear garden. Night storage heater. Television point.

FIRST FLOOR

Landing. Loft access.



BEDROOM ONE

12'11" x 9'6" (3.95m x 2.90m)
Window to rear enjoying partial water views over Carrick Roads toward Mylor and Falmouth. Night storage heater.

BEDROOM TWO

11'1" x 7'10" (3.40m x 2.41m)
Window to front. Night storage heater. Built in double wardrobe.

BEDROOM THREE

12'9" x 6'11" (3.91m x 2.13m)
Window to rear with partial sea view. Night storage heater.

OUTSIDE

At the front is a paved driveway that provides parking for one car. Flower beds with mature shrubs. Entrance porch. At the rear is a private enclosed garden designed for ease of maintenance. It has a paved patio for sitting out with mature shrub and heavily planted borders that separate the neighbours. A short distance away is further parking for two cars and access to:

SINGLE GARAGE

Metal up and over door.

SERVICES

Mains electric, water and drainage.

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 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 literally at the entrance to Bowling Green on the right hand side identified by a Philip Martin board.

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.

