



Bissoe Road, Carnon Downs, Truro, Cornwall, TR3 6LQ

Guide Price £275,000

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Bissoe Road, Carnon Downs, Truro, Cornwall, TR3
6LQ

****RARE OPPORTUNITY TO PURCHASE **** FULLY RESIDENTIAL
USE ****





Description

A Rare Opportunity arises to purchase a Fully Residential Property found within the desirable development of The Valley on the outskirts of Carnon Downs. The property is for all year use with no restrictions.

Located within a quiet private area of the development is this 2 Double Bedroom Semi-Detached house. The entrance door opens into a welcoming hallway with doors opening into the following rooms: The open plan living room is light and airy having high vaulted ceilings with patio doors opening to the front elevation onto a large patio/seating area. Stairs rise to the open plan kitchen/dining area having exposed beams and vaulted ceilings overlooking the living room. The kitchen has a range of cream wall and base units with integrated dishwasher and fridge, oven with gas hob and extractor fan over. From the dining area there are patio doors opening onto the private balcony having views over the local area. The hallway leads down to the Two Double Bedrooms with the master having an en-suite shower room and the family bathroom fitted with a white suite. There is a separate WC and a good size utility room having a sink and drainer unit with space for the washing machine along with storage cupboards. The property has a sunny aspect with South facing low maintenance patio seating area being of a generous size. There is a general feel about the area that you get immersed in nature with the woodland walks and being set within 13 acres along with the peaceful setting. Designated parking for 1 vehicle with additional spaces for visitors and other vehicles. Warmed by Gas Central Heating with Double Glazing.





WC

2.21m x 1.22m (7'3" x 4'0")

Utility Room

1.83m x 1.75m (6'0" x 5'9")

Living Room

4.14m x 3.96m (13'7" x 13'0")

Kitchen/Diner

4.11m x 3.35m (13'6" x 11'0")

Balcony

Bedroom

4.14m x 3.35m (13'7" x 11'0")

En-suite

2.06m x 1.83m (6'9" x 6'0")

Bedroom

4.27m x 2.59m (14'0" x 8'6")

Bathroom

1.88m x 1.83m (6'2" x 6'0")





Outside

The property comes with a purpose built wooden deck with a large modern shed, perfect for storing several bikes, surfboards, paddleboards and other storage. The shed is pending reapproval from The Valley.

Agents Information

Tenure: Leasehold 999 years from 2004

Ground Rent: Peppercorn

Maintenance Charges: £4795 per year to include use of the on site facilities, Broad band included.

Management Company: The Valley Cottages Ltd

Council Tax Band: B

Water meter

Private Drainage

Broadband: [https://checker.ofcom.org.uk/en-gb/broadband-](https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr36lq&uprn=10001211824)

coverage#pc=tr36lq&uprn=10001211824

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The owner has full use of the facilities which include:

Swimming pools - indoor and outdoor

Games Room





TRURO

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