





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

Guide Price £275,000

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## 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.

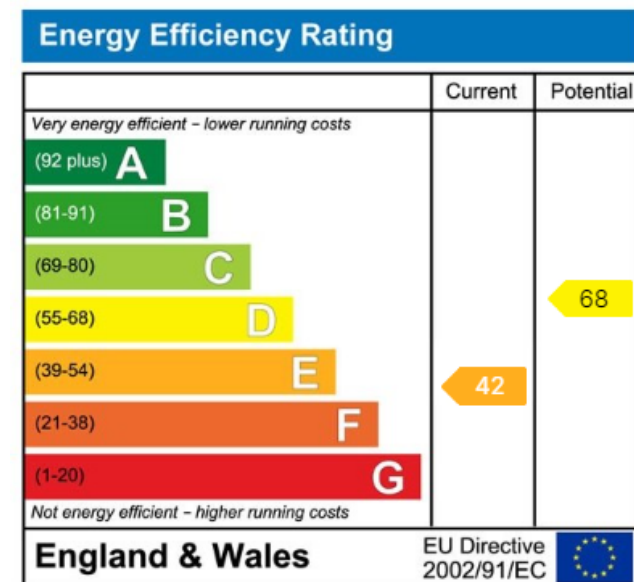
## Location

The Valley is a wonderful holiday complex with 46 properties amidst approximately 13 acres well maintained gardens and woodland. 'The Valley' offers an extensive range of on-site sporting and recreation facilities which include the indoor or outdoor swimming pool, a fitness suite with spa pool, outdoor tennis court, squash court and games room. There is also an on-site restaurant and bar. Due to the rural location there are numerous cycling and walking trails.





- Fully Residential Use
- 2 Double Bedrooms
- Ensuite Shower Room
- Open plan Living
- Private Balcony
- Feature Vaulted Ceilings
- Exposed Beams
- Use of all on site Facilities
- Designated Parking
- Private Gated Access



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements