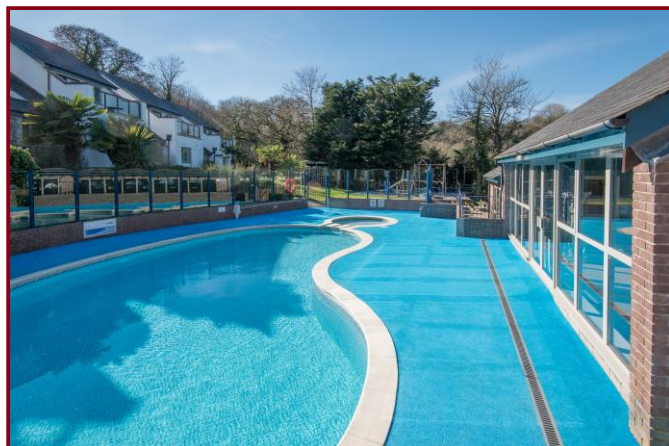




**MAP estate agents**  
Putting your home on the map

**42 The Valley, Carnon Downs,  
Truro, Cornwall, TR3 6LD**

**£180,000  
Leasehold**





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Truro, Cornwall, TR3 6LD**

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## **Property Introduction**

Split over three floors is this attractive two bedroom cottage. The living room has a high vaulted ceiling and opens onto a south facing sun terrace. A few stairs lead up to the galleried kitchen/diner that opens to a generous balcony enjoying far reaching views. With a very clever use of the space there is a cloakroom and utility room, bedroom one benefits from an en-suite shower room which complements the family bathroom and a useful utility room. The Valley is a pet friendly gated development complete with an abundance of quality leisure facilities which are very attractive to owners and holiday makers alike. There is an outdoor pool with seating around to enjoy the Cornish sunshine. Adjacent to the outdoor pool is the indoor pool complex with spa pool and fitness room. With further leisure facilities to include squash court, football pitch, tennis court, games room, and children's playground. Surrounding The Valley are plenty of walking opportunities including the Bissoe Cycle trail and the properties are set amongst 13 acres of Cornish countryside yet within thirty minutes of magnificent beaches and superb shopping outlets. Carnon Downs is centrally located for Falmouth and Truro and both the north and south coasts of Cornwall. The village has a Costcutter store with extended opening hours with a Post Office within, Beefeater restaurant and bar and doctors surgery. Buses run to Falmouth and Truro and there is a pretty woodland walk leading from The Valley to the village.

## **Location**

The Valley development was built in 2005 and the 46 architect designed cottages are set in a beautiful and tranquil countryside location in about 13 acres of gardens and grounds. Carnon Downs is centrally located for Falmouth and Truro and both the north and south coasts of Cornwall. The village has a Costcutter store with extended opening hours with a Post Office within, Beefeater restaurant and bar and doctors surgery. Buses run to Falmouth and Truro and there is a pretty woodland walk leading from The Valley to the village.

## **ACCOMMODATION COMPRISES**

From the parking area a pathway leads through to three cottages and your own pathway to your own entrance with a garden area to one side and the side terrace to the other. Entrance door opens to:-

### **ENTRANCE HALLWAY**

Stairs lead down to the bedroom accommodation and doors lead to:-

### **CLOAKROOM**

With window to front aspect. Low level WC with concealed cistern, wall mounted wash hand basin with tiled splash backs. Mirror and radiator.

### **UTILITY ROOM 6' 0" x 5' 6" (1.83m x 1.68m)**

With a feature circular obscured glazed window to side aspect with a range of base and eye level units and complementary wood

effect butcher block style work surfaces with inset sink and mixer taps. Wall mounted combination boiler with central heating controls and radiator.

**LIVING ROOM 13' 8" x 13' 5" (4.16m x 4.09m) maximum measurements**

This impressive room has concealed lighting and part beamed ceiling with window to side aspect. Radiator and sliding patio doors opening on to the cottages' own sun terrace as previously mentioned. Stairs lead up to the mezzanine level with the:-



**OPEN PLAN KITCHEN/DINER 13' 7" x 11' 1" (4.14m x 3.38m)**

**KITCHEN AREA**

Vaulted and beamed ceiling with a range of concealed lighting with further down lighters. The kitchen area is fitted with a range of base and eye level units incorporating gas hob, built-in oven, wine rack and fridge/freezer. Butchers block style work surfaces with inset sink and mixer taps. Window to rear aspect with fine views over the countryside. Tiled splash back and concealed under cabinet lighting and chimney hood. Opening to:-

**DINING AREA**

With ample seating with large table and chairs for 6/8 people. Sliding patio doors which open on to the:-



**BALCONY 13' 9" x 6' 5" (4.19m x 1.95m)**

Wood and glass balustrade enjoying a fine countryside aspect.

**LOWER GROUND FLOOR**

Stairs lead down from the reception hall. Built-in storage cupboard and door to:-

**FAMILY BATHROOM**

Panelled bath with mixer taps and shower attachment over, fitted glass shower screen, wash hand basin, low level WC with concealed cistern. Heated towel radiator. Partly tiled walls with inset mirror.



**PRINCIPAL BEDROOM 13' 8" x 11' 2" (4.16m x 3.40m)**

Window to front aspect. Radiator. Built-in wardrobes with bed recess with matching cabinets. Concealed lighting with overhead storage. Dresser. Range of inset lighting and doors which lead to the:-

**EN-SUITE**

Fully tiled corner shower cubicle, wash hand basin, low level WC. Tiled walls and flooring. Heated towel radiator.

**BEDROOM TWO 14' 9" x 8' 6" (4.49m x 2.59m)**

Window to front aspect. Built-in wardrobes. A delightful vaulted ceiling with skylight currently set up as a twin bedroom. Further window to side aspect with built-in wardrobes and radiator.

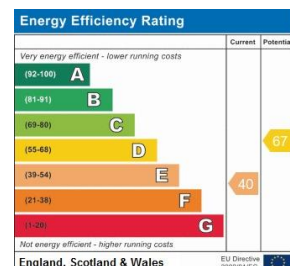


**OWNERSHIP INFORMATION**

Properties are available on a leasehold basis with a 999 year lease commencing in 2005. The service charge is in the region of £2429.00 per annum per bedroom. This includes the upkeep of the leisure facilities, buildings insurance, gardening, maintenance of all communal areas including roads, gates and pools. The annual service charge should be verified by the buyers legal representative. Subject to a 106 agreement, the use of these properties can only be as a holiday/second homes.

**AGENT'S NOTE**

As this property is sold as a holiday let, we confirm that no Council Tax is liable. We would recommend however, clarifying this with Cornwall County Council and to take your own independent advice on this before purchasing. In 2023 the boiler was changed. The seller has settled the service charge account until April 2024 (this information should be verified by the buyers solicitors).





## MAP's top reasons to view this home

- Unique gated development
- Two bedroom semi-detached cottage
- Balcony with far reaching valley views
- En-suite to principal bedroom
- Kitchen/diner opening onto a balcony
- Reverse level living with terrace
- Utility and cloakroom/WC
- Extensive on-site leisure facilities
- Indoor and outdoor swimming pool
- Sold fully furnished and equipped, tennis & squash courts



#### Approximate total area<sup>(1)</sup>

713.24 ft<sup>2</sup>  
66.26 m<sup>2</sup>

#### Reduced headroom

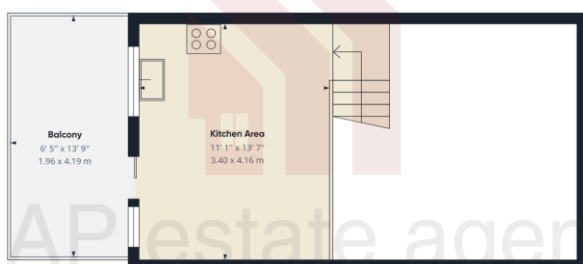
14.97 ft<sup>2</sup>  
1.39 m<sup>2</sup>

(1) Excluding balconies and terraces

□ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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#### Approximate total area<sup>(1)</sup>

156.43 ft<sup>2</sup>  
14.53 m<sup>2</sup>

(1) Excluding balconies and terraces

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