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**Bissoe Road,
Carnon Downs, Truro**

**£200,000
Leasehold**





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Property Introduction

This impressive two bedroom semi-detached holiday cottage is set in this exclusive 5 star gated complex located within five miles of Truro.

One of only a few cottages with its own hot tub; there are also a wealth of on site leisure facilities to enjoy. Both bedrooms benefit from an en-suite bathroom with the main bedroom enjoying a vaulted ceiling, cathedral style windows and double doors that open to a Juliet balcony. There is a large open plan living and kitchen area with a feature island, a ground floor cloakroom and two ample storage cupboards. The cottage also has its own terraced garden and is being sold fully furnished and equipped. The Valley' is a 5* award winning resort set within 13 acres of Cornish countryside offering extensive leisure facilities.

The Section 106 Agreement means these cottages cannot be used as a permanent residence. This is a unique investment opportunity at possibly one of Cornwall's best kept secrets.

Location

Set in 13 acres of gardens, The Valley is a gated development built in 2005 consisting of 46 cottages set in a countryside location within 5 miles of central Truro.

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 and a Post Office within, Beefeater restaurant and bar, Doctors surgery and buses too. A pretty woodland walk leads from The Valley to the village.

ACCOMMODATION COMPRISES

Pathway to your own patio and seating area. Entrance door opening to:-

GROUND FLOOR CLOAKROOM

Low level WC with concealed cistern, wash hand basin and double glazed window to rear aspect.

OPEN PLAN LIVING AREA 26' 9" x 14' 10" (8.15m x 4.52m) maximum measurements

This open plan living area gives a delightful sense of space with sliding patio doors that lead to the front terrace. Window to side

aspect plus windows to the rear offering valley views. Built-in storage cupboard. Open to:-

KITCHEN AREA

A key feature of this home is the central island, the contemporary range of cream base and eye level units incorporate all the essential appliances which include fridge/freezer, washing machine, dishwasher, oven and hob with chimney hood over. Range of inset lighting throughout.

FIRST FLOOR LANDING

Large storage room with sloping ceiling and doors leading off to:-

BEDROOM ONE 15' 0" x 10' 10" (4.57m x 3.30m)

Large vaulted ceiling and cathedral style windows with double doors opening on to a Juliet balcony giving an impressive and spacious feel to this room. Range of fitted wardrobes to one wall incorporating drawer units, mirrors and dressing table and door leading to:-

EN-SUITE BATHROOM

Bath with fitted shower screen and mixer tap and shower over, low level WC with concealed cistern and inset wash hand basin.

BEDROOM TWO 12' 6" x 8' 11" (3.81m x 2.72m)

This double bedroom is current dressed as a twin bedroom with a window to rear aspect. Radiator. Built-in storage is provided with drawer and hanging space. Door leading to:-

EN-SUITE BATHROOM TWO

Bath with fitted shower screen and mixer tap and shower over, low level WC with concealed cistern and inset wash hand basin.

FACILITIES

'The Valley' has various excellent communal facilities available for use, the outdoor pool is the centre piece of the development with its large sun patio surround, a place to relax or enjoy the weather. There is also an indoor pool, gym, children's play area, tennis court, squash court, restaurant, bar and other facilities to enjoy.

AGENT'S NOTE

The cottages are sold on a leasehold basis meaning everyone contributes to the upkeep and maintenance of all the communal facilities. Properties are sold fully furnished and equipped. 'The Valley' is a holiday letting resort and if applicable there opportunities are for the buyer to have this available to let to earn additional income as well as a second home. Incomes from previous years are available upon request. Annual service charge is approximately £2429.00 per bedroom plus VAT and should be verified by the buyers legal representatives.

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 take your own independent advice on this before purchasing.

SERVICES

Mains electricity, water. Drainage is via a septic tank and bottled gas is metered and supplied by 'The Valley Cottage Ltd'.

DIRECTIONS

From the A39 Carnon Downs roundabout head into the village along Forth Coth, after approximately a quarter of a mile turn right onto the Bissoe Road. Follow this road for around three quarters of a mile passing the doctors surgery on your left and you will see on your right hand side the entrance gate to The Valley. Using What3words, the location point is:- crown.plotting.sped

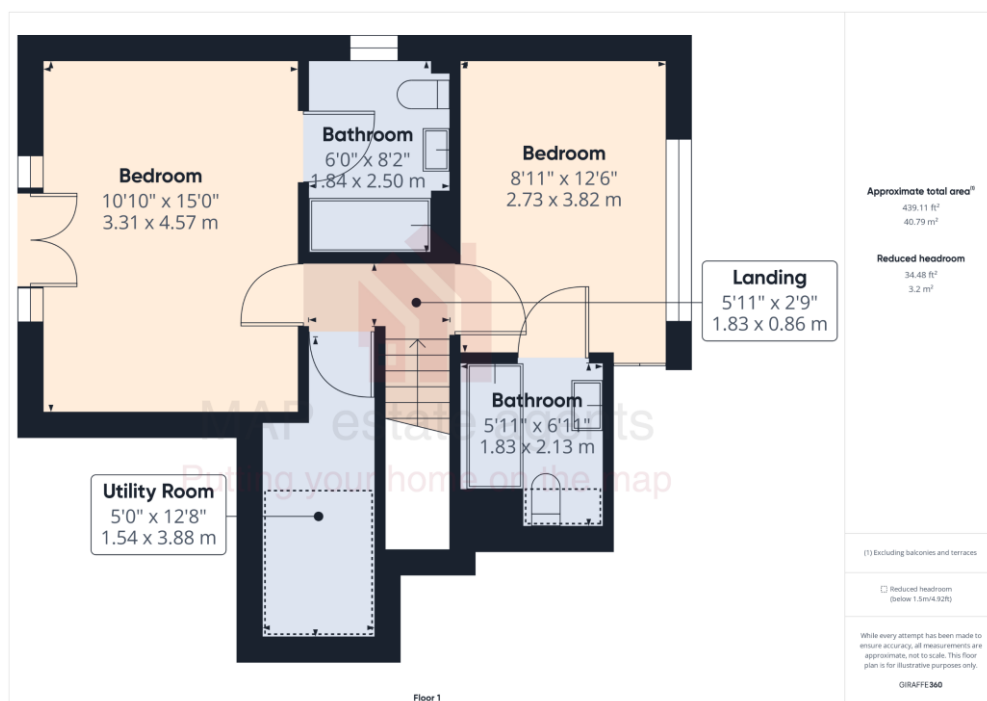
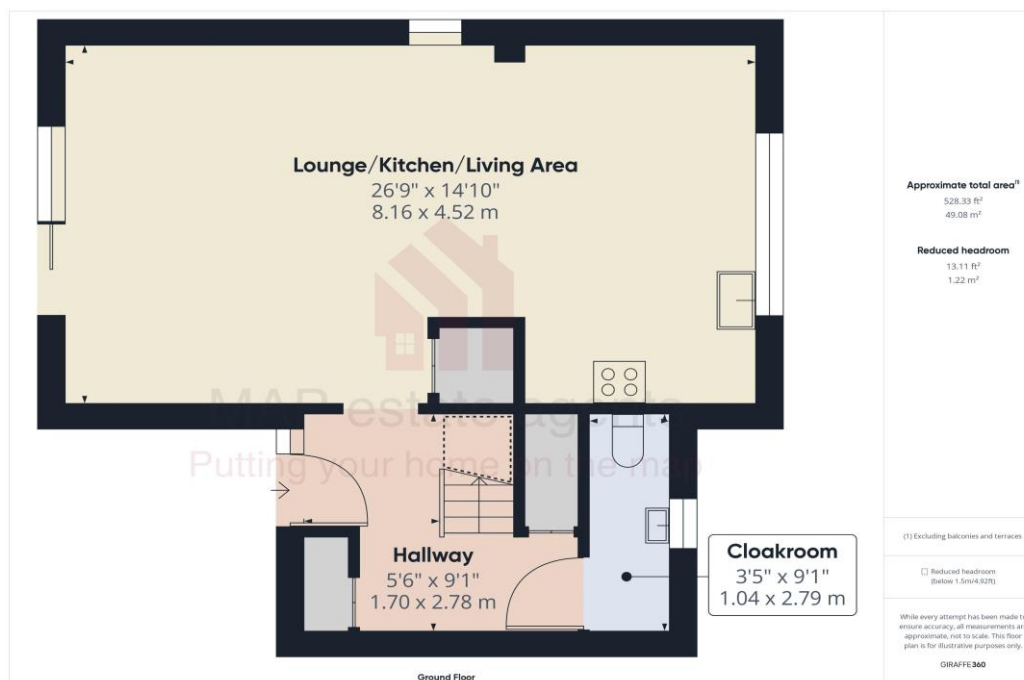


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			71
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Unique 5* rated gated development
- Two bedroom holiday home
- Open plan living area
- En-suites to both bedrooms
- Impressive cathedral window and balcony
- Garden terrace and hot tub
- Extensive on-site leisure facilities
- Indoor and outdoor swimming pools
- Tennis & squash courts
- Located on 13 acres of gardens and woodland



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sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

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