



46 The Valley

46 The Valley, Bissoe Road, Carnon Downs, Truro, TR3 6LD



Loe Beach 3 miles Truro 4 miles Falmouth
7 miles

A charming three bedroom detached holiday property set in around 13 acres of communal grounds and woodland.

- Detached Holiday Cottage
- 3 Double bedrooms (two en-suites)
- Set in 13 acres of communal gardens and woodland
- Numerous onsite facilities
- Private terrace and hot tub
- Leasehold
- EPC Band TBC
- Rateable Value - £4,250

Guide Price £195,000



SITUATION

The Valley is situated just over 4 miles from the cathedral city of Truro and 7 miles from the popular tourist resort of Falmouth, both of which offer a host of amenities, shops, bars and restaurants. The property is conveniently positioned for accessing many of Cornwall's tourist attractions. The property is nestled within the picturesque Carnon Valley, close to the Bissoe Valley Nature Reserve, the Devoran to Portreath Cycle Trail and Restronguet Creek. Some of Cornwall's most spectacular beaches are within easy reach. Branch-line train services are available at nearby Perranwell Station (1 mile). Mainline services to London Paddington are available from Truro. The area benefits from numerous pleasant walks, many along river and creekside paths.

DESCRIPTION

A charming three bedroom detached holiday property set in around 13 acres of communal grounds and woodland.

The property has three double bedrooms, the master and second bedrooms are served by en-suite shower rooms. The second and third bedrooms are located on the ground floor and the third has access to a downstairs bathroom adjacent to the kitchen. The superb open-plan kitchen/sitting/dining room has white fronted fitted kitchen units, wooden style kitchen worktops, sliding doors leading onto the seating terrace, space for a six person dining table and for three piece sofa set.

The house makes an ideal holiday property which would be a perfect lock and leave, it could also let on a holiday basis to recoup ownership costs while still enjoying time at the property throughout the year. The house is currently let through 'The Valley' and any interested parties will be able to see annual letting figures by request through Stags.

OUTSIDE

There are two private patio areas to the rear, one with a hot tub and one with a seating area.

ONSITE FACILITIES

The park offers a wide range of shared facilities, well maintained gardens and woodland of around thirteen acres, seasonal onsite restaurant and bar, extensive range of on-site sporting activities, indoor and outdoor swimming pool, fitness suite with spa pool, outdoor tennis court, squash court and games room with table tennis and pool table. In proximity of The Valley you will also find numerous cycling trails and many local clubs offering sailing, kayaking, wind sports and more.

VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

SERVICES

Mains electricity and gas, Gas fired central heating, Shared private drainage – septic tank. Broadband speed up to 29 Mbps. Mobile coverage indoors – EE likely. Mobile coverage outdoors -EE, Three, Vodafone and O2 likely.

DIRECTIONS

Leave Carnon Downs on Bissoe Road, after 0.7 miles the entrance to The Valley will be on your right.

TENURE

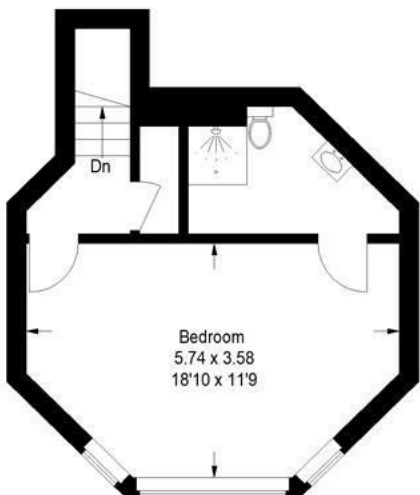
Leasehold, remainder of 999 years, service charge £8,743.14. No Ground Rent

AGENTS NOTE

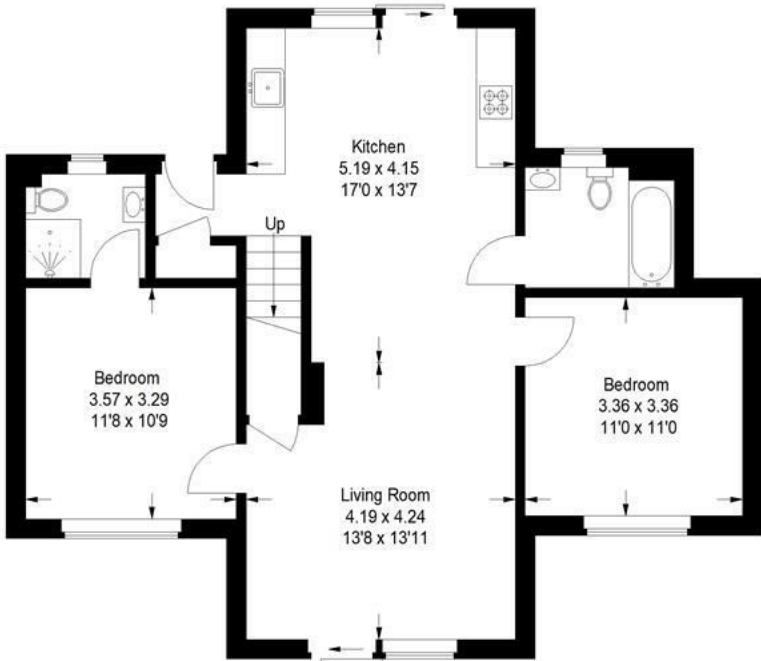
The cottage is restricted to holiday use only by a s106 agreement which reads as follows - 'not to cause or permit the cottages to be used and occupied other than for holiday accommodation only'.



Approximate Gross Internal Area = 103.2 sq m / 1111 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1081059)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(39-47) F			
(31-38) G			
Not energy efficient - higher running costs			
England & Wales		71	48
EU Directive 2002/91/EC			

61 Lemon Street, Truro, TR1 2PE

01872 264488

truro@stags.co.uk

stags.co.uk