



28 The Valley

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



Loe Beach 3 miles Truro 4 miles Falmouth
7 miles

An attractive two bedroom semi-detached holiday property set in around 13 acres of grounds and woodland.

- Semi Detached Holiday Cottage
- 2 En-suite Double Bedrooms
- Parking
- Numerous Onsite Facilities
- Private Patio
- Leasehold
- EPC Band E
- Rateable Value £3,200

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

An attractive two bedroom semi-detached holiday property set in around 13 acres of grounds and woodland.

The property has two double bedrooms, both of which served by en-suite bathrooms. There is also a WC on the ground floor along with a couple of storage cupboards. The superb open-plan kitchen/sitting/dining room has light fronted fitted kitchen units, kitchen island with breakfast bar, wooden style kitchen worktops, sliding doors leading onto the patio, space for a six person dining table and for a three piece sofa set.

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

OUTSIDE

To the front of the property is a private patio with sliding doors from the sitting room. Beyond this you have the benefit of around 13 acres of shared garden and woodland.

ON SITE 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.

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.

VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

DIRECTIONS

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

TENURE

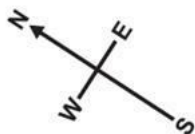
Leasehold, remainder of 999 years, service charge £8,743.14 including ground rent.

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'. Note that other residents on the site have successfully applied for the S106 agreement to be lifted and as such some of these cottages have full residential use.

Guide Price £170,000





Approximate Area = 1090 sq ft / 101.2 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

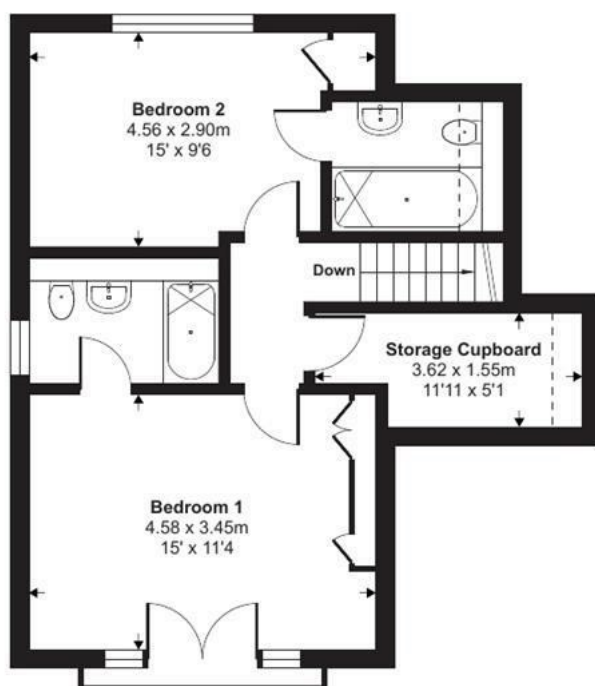
Total = 1108 sq ft / 102.8 sq m

For identification only - Not to scale

Denotes restricted head height



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1xhocom 2024. Produced for Stags. REF: 1219988

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			
(49-54) E			
(41-48) F			
(35-39) G			
Not energy efficient - higher running costs			
England & Wales		Current	Potential
		47	71
		EU Directive 2002/91/EC	

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