



Towan Valley, Porthtowan
Truro

Guide Price
£225,000

Tenure: Freehold

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

This successful holiday let has been well cared for and is offered to the market in good order throughout and, with value in its exemption from Council Tax. Found on an attractive and popular site, Towan Valley is ideally positioned for Porthtowan - all its amenities and the beach.

With open plan living space, the ground floor is a sociable area and also boasts a well-equipped kitchen and a WC. The kitchen has a range of storage units along with an integrated oven / hob and space for a fridge freezer, washing machine and dishwasher.

On the first floor you will find three bedrooms – one with ensuite, and the family bathroom.

Externally the property enjoys an enclosed courtyard style garden to the rear. This outside space has a seating area and a covered hot tub. There is also allocated parking on site with this property having one space nearby.

Viewings are strictly by appointment but are available to book now.

INFORMATION

Please note this property is for holiday let use only.

Site fees: Approx. £625 a quarter - this understands this covers maintenance and management of communal grounds, broadband, window cleaning and other associated costs.

Tenure: Freehold

Council Tax Band : N/A (Holiday Let)

Construction Type : Please refer to your surveyors comments. Clients believe it is 'ecolodge'.

Age of Construction: Please refer to your surveyors comments but clients believe it is circa 15 years old.

Heating: Electric

Water Supply : We believe this property is on mains supply

Sewage: We believe the property is on mains drainage.

Electricity: We believe this property is on mains supply

EPC: D62

Broadband is provided by the site.

Broadband : 16mbps to 42mbps download speeds

(Source OFCOM LINK : <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr48fj&uprn=10090881524>)





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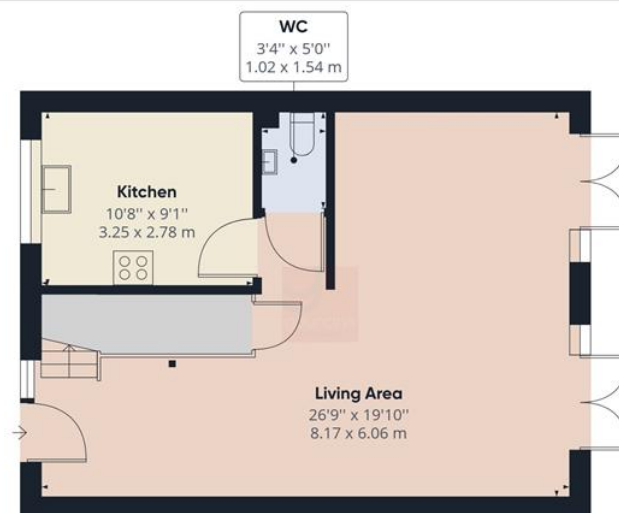
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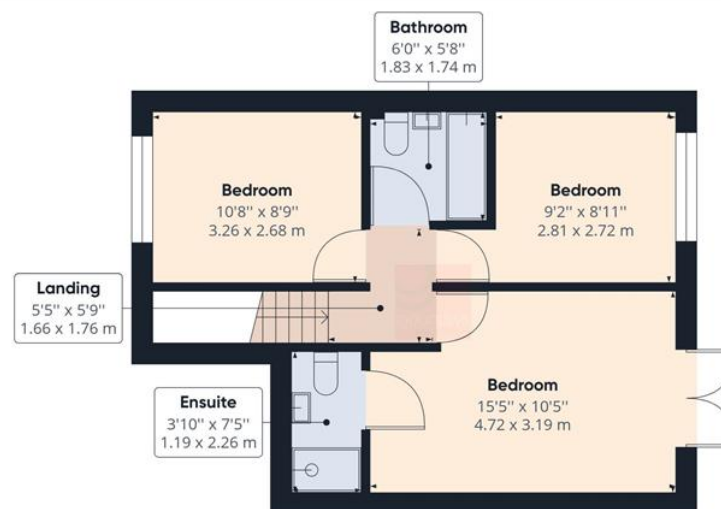
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Ground Floor



Floor 1



Approximate total area⁽¹⁾
961.72 ft²
89.35 m²

(1) Excluding balconies and terraces

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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