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**The Valley,
Carnon Downs, Truro**

**Offers in the Region Of £260,000
Leasehold**





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Property Introduction

One of only a select few available on a fully residential basis, this two bedroom cottage is located within an exclusive gated development.

Set within 13 acres and offering extensive leisure facilities, this delightful cottage offers a parking space and a generous open plan kitchen/living space with integrated appliances., all located in one of Truro's best kept secrets.

Tucked away in the residential area of The Valley, this cottage has an impressive design with vaulted ceiling in the principal bedroom giving a real sense of style and space and each bedroom enjoys en-suite facilities. To the ground floor is the large open plan living and kitchen area with feature island, a ground floor cloakroom and two ample storage cupboards. The cottage also has its own terrace/garden area.

Viewing is highly recommended

Location

Located within 'The Valley' where there is a selection of award winning 5* cottages, this is possibly one of Cornwall's best kept secrets. Just a few miles from the Cornish capital of Truro and only eight miles from Falmouth, Carnon Downs itself can be reached from 'The Valley' via a public footpath and enjoys a good selection of amenities including Dentist and Doctor Surgeries, garden centre and local convenience store. The cottage is located amongst 13 acres of gardens and woodlands to roam within and explore. In addition, there are extensive leisure facilities and a range of on-site sport facilities across 'The Valley' site. These include an indoor and outdoor swimming pool, there is an outdoor tennis court, a fitness suite plus a squash court and a games room. These facilities are managed and maintained by 'The Valley Cottages Ltd' and plus in the summer months there is also a restaurant and bar on-site. Designed and styled to 5* standards you have an unrivalled opportunity to purchase with all the benefits of the leisure facilities and none of the upkeep.

ACCOMMODATION COMPRISES

This two double bedroom home known as 'The Haven' has a stylish feel. Upon entering this beautiful home there is a welcoming reception hall with two built-in storage cupboards. Stairs leading to the first floor and door leading to lounge and:-

RECEPTION HALL

From the reception hall you are drawn to the dual aspect living space which would be ideal for socialising or cosying up and watching a favourite film. In turn, the living area opens to the kitchen. The

kitchen has a feature central island with breakfast bar and is fully equipped and complete with integrated appliances that include a fridge/freezer, washing machine and dishwasher. Solid wood work surfaces complete the quality feel this home provides. To the first floor there are two double bedrooms and a large walk-in storage cupboard. The principal bedroom has an impressive vaulted ceiling with open trusses. There are built-in wardrobes incorporating a dressing table and drawer units and an en-suite bathroom. Bedroom two is currently set up as a twin room and also has a built-in wardrobe and an en-suite bathroom. The properties come fully furnished and equipped, even down to the last tea spoon!

GROUND FLOOR CLOAKROOM

Window to rear aspect. Wall mounted wash hand basin, low level WC.

OPEN PLAN LIVING AREA 14' 11" x 14' 1" (4.54m x 4.29m)

This dual aspect open plan living area gives a delightful sense of space with sliding patio doors that lead to the front terrace. Additional window to rear aspect aspect, and opening to:-

KITCHEN AREA 14' 10" x 8' 11" (4.52m x 2.72m)

The contemporary range of cream base and eye level units incorporate all the essential appliances which include fridge/freezer, washing machine and dishwasher, oven and hob with chimney hood over. Double glazed window to front. Range of inset lighting throughout. A key feature of this home is the central island an ideal area for entertaining and cooking.

FIRST FLOOR LANDING

Large storage room with sloping ceiling is carpeted and has heating and doors leading to:-

BEDROOM ONE 14' 11" x 10' 9" (4.54m x 3.27m)

Large vaulted ceilings giving an impressive and spacious feel to this room. Range of fitted wardrobes to one wall incorporating drawer units, mirrors and dressing table.

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) plus recess

Double glazed window to rear aspect. Radiator. 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.

FACILITIES

Set within 13 acres of well maintained gardens and woodland 'The Valley' offers an extensive range of on-site sporting and recreation facilities. Whether you wish to take a leisurely walk through the grounds or go for a gentle swim in the indoor or outdoor swimming pool. For those more active is a fitness suite with spa pool, outdoor tennis court, squash court and games room which incorporates table tennis and pool table facilities. All these facilities are managed and maintained within the developments service charge. During high season and popular times there is an on-site restaurant and bar and as previously mentioned due to its central location, there are numerous cycling and walking trails with the River Fal only a few miles away where you can sail, kayak and more.

OWNERSHIP INFORMATION

The cottage is 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. Properties are available on a leasehold basis with a 999 year lease commencing in 2004. The annual service charge is approximately £5714.40 inc VAT and should be verified by the buyers legal representatives. The service charge includes the upkeep of the leisure facilities, gardening, maintenance of all communal areas including roads, gates and pools.

SERVICES

There is mains electric, with the gas supplied by LPG tanks on site. Drainage is by an on site treatment plant. There is WiFi on site, however purchasers should make their own enquiries regarding a secure connection. We understand the Council Tax band for the property is band 'C'. Please note, there option of tandem parking, plus there is a main car park where another vehicle can be parked.

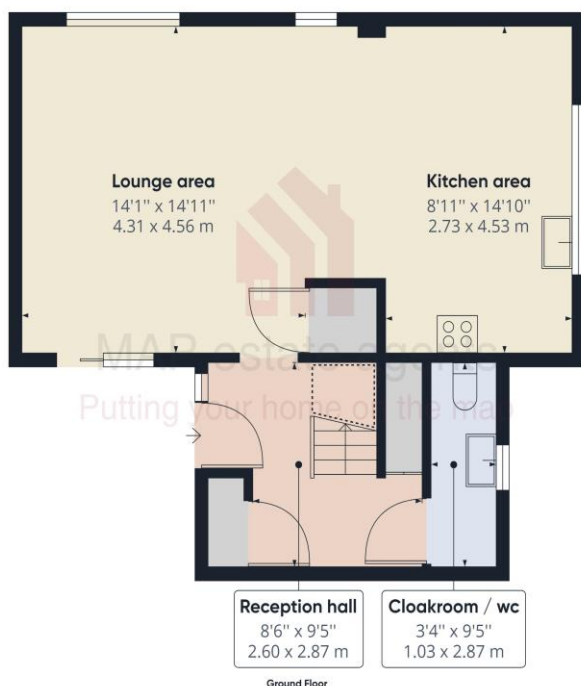


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	50	73
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Exclusive residential development
- Stylish two bedroom home
- Semi-detached property
- Open plan kitchen and living area
- Principal bedroom with Juliet balcony
- En-suites to both bedrooms
- Allocated parking
- Use of indoor & outdoor swimming pools
- Located in 13 acres of gardens and woodland
- No onward chain



Approximate total area⁽¹⁾

535.31 ft²
49.73 m²

Reduced headroom

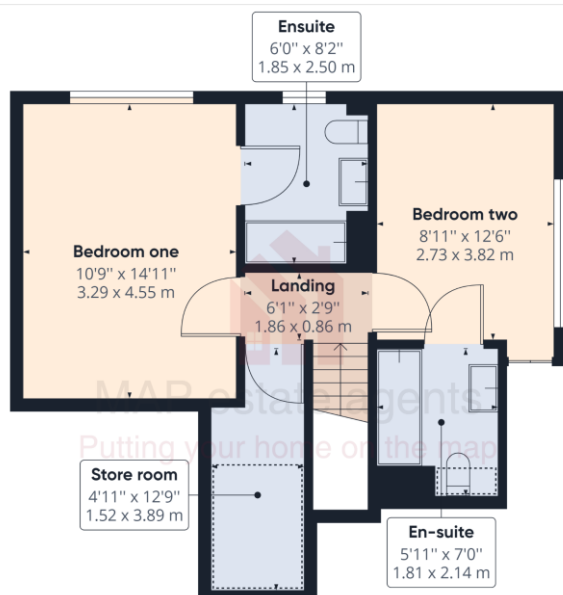
15.05 ft²
1.40 m²

(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⁽¹⁾

444.11 ft²
41.26 m²

Reduced headroom

34.72 ft²
3.23 m²

(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

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