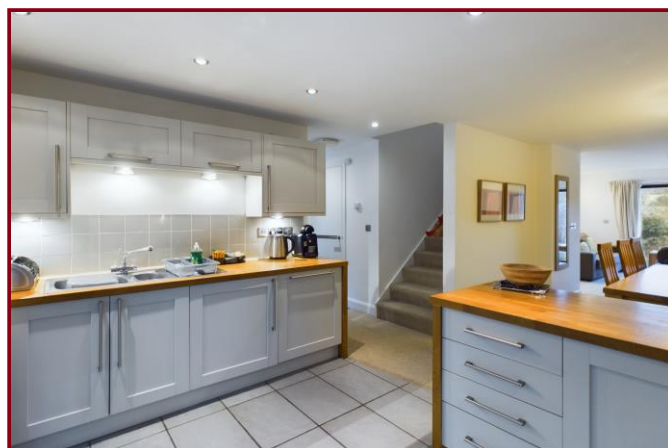




MAP estate agents
Putting your home on the map

**The Valley, Bissoe Road,
Carnon Downs, Truro**

**£195,000
Leasehold**





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Property Introduction

Located within this exclusive 5* development, this delightful detached holiday home enjoys a tucked away position with elevated country views. Upon entering the property, you are greeted with a light and airy feel to the accommodation, this being arranged over two floors being fully equipped therefore upon completion it can potentially earn revenue. Being positioned away from the main complex with just a few similar properties nearby, the accommodation benefits from double glazed windows complemented by a gas fired central heating system and comprises of an entrance accessing a generous living area incorporating a kitchen with integrated appliances, dining area, lounge along with a family bathroom, two bedrooms, one with en-suite whilst to the first floor is the principal bedroom enjoying pleasant rural views and access to an en-suite shower room.

The property has a Section 106 agreement which means it can only be used for holiday/second home use. The development itself is gated within approximately thirteen acres of gardens and woodlands with the property being sold fully furnished and equipped whilst within the complex is a restaurant (open in high season), indoor and outdoor swimming pools, fitness suite, squash court, tennis court and a games room.

Location

Carnon Downs is situated just a few miles from the cathedral city of Truro renowned for its three spire gothic cathedral, Georgian architecture and is a popular destination for visitors to explore its cobbled streets and numerous national and independent retail outlets, restaurants and Hall for Cornwall on the piazza. Both north and south coasts are within a reasonable travelling distance with their contrasting coastlines, the south popular for sailing and water sports whilst the north has its surfing beaches and rugged cliff top walks. Locally within Carnon Downs is a doctor surgery, general store and Public House.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE

Storage cupboard with boiler. Access to:-

OPEN PLAN LIVING SPACE 31' 0" x 13' 8" (9.44m x 4.16m) maximum overall measurements KITCHEN

The kitchen has sliding patio doors, one and a quarter stainless steel sink unit with mixer tap, a variety of base and wall fitted storage cupboards, drawer unit, a range of work surfaces, part tiled walls and tiled floor. Integral cooker, gas hob with stainless steel extractor over, dishwasher, downlighters and staircase giving access to the first floor.

LOUNGE/DINER

Sliding patio doors to the front. Downlighters, storage cupboard, wall lights and three radiators. Access to:-

OPEN PLAN LIVING/KITCHEN/DINING AREA

INNER LOBBY

Storage cupboard with water tank and doorway to:-

FAMILY BATHROOM

Window to rear elevation. WC with concealed cistern, wash hand basin with built-in cupboards, bath with shower over and shower screen. Chrome heated towel rail. Tiled floor, extractor fan, downlighters and shaver point.

BEDROOM ONE 11' 8" x 10' 9" (3.55m x 3.27m)

Window to front elevation. Built-in double wardrobes with drawer units. Radiator. Downlighters.

BEDROOM TWO 11' 1" x 11' 1" (3.38m x 3.38m)

Window to front elevation. Radiator and built-in wardrobes. Access to:-

EN-SUITE

Double glazed window. Close coupled WC, shower cubicle and pedestal wash hand basin with mirror over. Tiled walls and floor. Extractor fan. Shaver point.

FIRST FLOOR LANDING

Built-in storage cupboard. Access to:-

PRINCIPAL BEDROOM THREE 18' 11" x 11' 11" (5.76m x 3.63m)

maximum overall measurements, irregular shape

Attractive bay window to front elevation enjoying pleasant rural views over the surrounding fields. Built-in bedroom furniture, radiator and access to:-

EN-SUITE SHOWER ROOM

Shower cubicle, concealed cistern WC, bidet and wash hand basin and built-in storage cupboards. Chrome heated towel rail, tiled walls and floor. Extractor fan and shaver point.

EXTERIOR

Immediately to the front of the property is an off-road parking space and area of paving with pathway via the side of the property and pedestrian gate leading to the rear which has a paved patio with pathway extending giving access to the property.

SERVICES

There is mains electric and gas supplied by LPG tanks on site. Drainage is by an on site treatment plant.

OWNERSHIP INFORMATION

These are leasehold properties on a 999 year lease commencing in 2005, available fully equipped and furnished. Parking is either directly outside or within close proximity to the property. Subject to a 106 agreement, the use of these properties can be a holiday/second homes. Annual service charge is quoted at £2355 per bedroom plus VAT, to be confirmed by the buyers legal representatives.

HOLIDAY RENTAL OPPORTUNITY

These exclusive homes have been run as holiday cottages for many years and regularly have repeat visitors, receiving many 5 star comments on review sites. Detailed holiday rental figures on specific cottages available upon request. As this property is sold as a holiday let, we confirm that no council tax is liable, although business rates may apply. We would recommend however clarifying this with Cornwall County Council and take your own independent advice on this before purchasing.

DIRECTIONS

From the A39 Truro to Falmouth Road, at the roundabout at Carnon Downs turn right taking you into Forth Coth, continue for a short distance taking the third turning on the right hand side into Bissoe Road, continue along here for approximately two miles where the development is then located on the right hand side. If using What3words:- thrilled.ropes.pupils

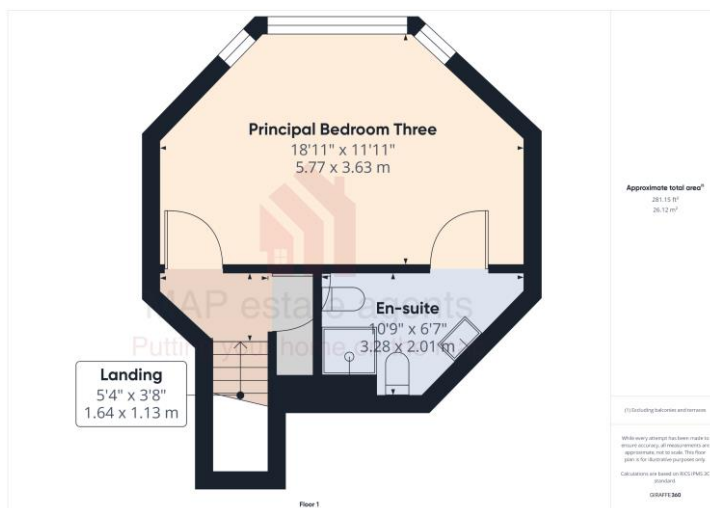
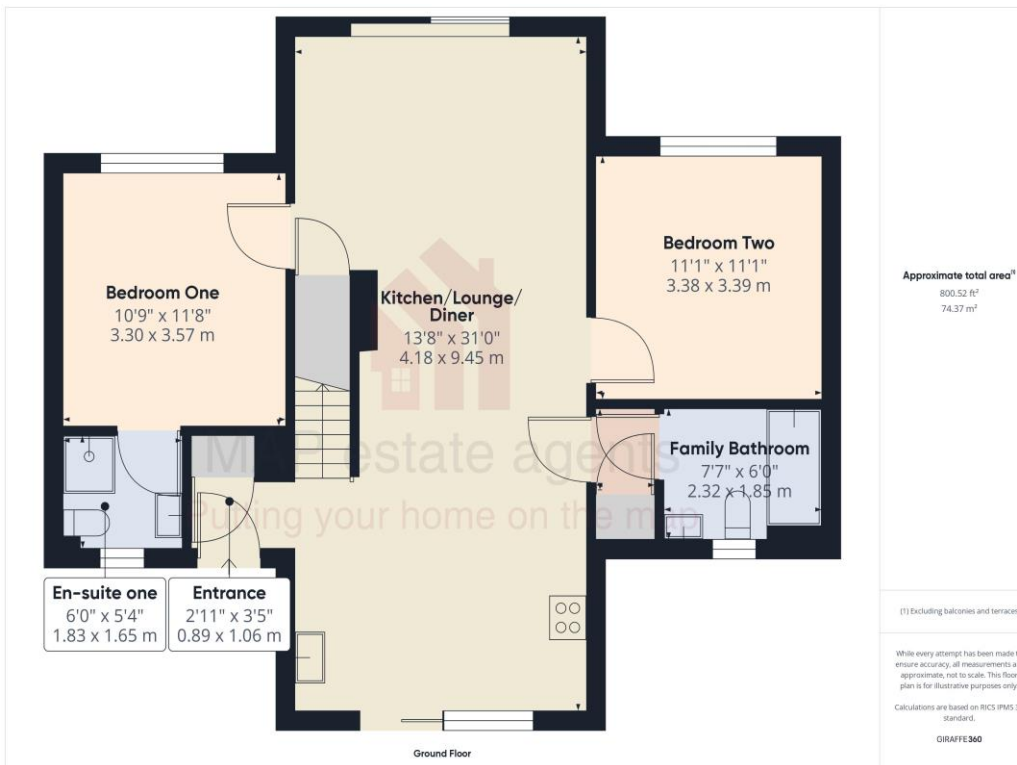


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Detached holiday home on 5* complex
- Three bedrooms
- Two en-suites plus family bathroom
- Contemporary open plan living area
- Kitchen with integrated appliances
- Fully equipped and furnished
- Centrally heated and double glazed
- Extensive on-site leisure facilities
- Parking space
- Ideally situated for access to Truro, the north and south coasts



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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