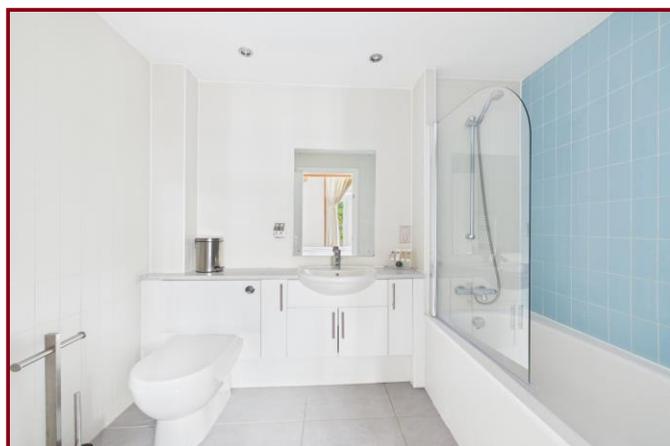




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Putting your home on the map

**The Valley,  
Carnon Downs, Truro**

**Monthly Rental Of £1,450**





## The Valley, Carnon Downs, Truro

Monthly Rental Of £1,450

### Property Introduction

Available immediately and fully equipped and furnished is this really impressive two bedroom home located on the outskirts of the village of Carnon Downs enjoying access to a wealth of leisure facilities.

Ideal for two professionals sharers or couple the two double bedrooms both have en-suite bathrooms and there is a stunning dual aspect living area which opens to a modern and well equipped kitchen. In addition, there is useful and extensive storage throughout the cottage. Included is a range of on-site sports and recreational facilities, indoor and outdoor pool, a fitness suite for those feeling more active, a tennis court, squash court and games room.

The facilities are managed and maintained within The Valley Cottage Ltd service charge and in high season and popular times there is also a restaurant and bar on site.

### Location

This exclusive development is located within 13 acres of gardens and woodland and is quite possibly one of Cornwall's best kept secrets. Located on the outskirts of the ever popular village of Carnon Downs which is within 4 miles of Truro City centre and the vibrant harbour town of Falmouth is just 8 miles away. Carnon Downs is often considered to be on of the most sought after villages in the area, being perfectly located for other numerous beaches and gardens. The village has a Costcutter store with extended opening hours and a Post Office within, Beefeater restaurant and bar, Doctors surgery and buses too.

Both the north and south coasts are within close proximity with the beaches of Falmouth and Perranporth each within ten miles and being in the heart of West Cornwall means that everything is within easy reach as well as the facilities that 'The Valley' offers.

### ACCOMMODATION COMPRISES

This two double bedroom home known as 'The Haven' has a stylish and modern feel. Upon entering this beautiful home there is a welcoming reception hall with two storage cupboards, a cloakroom/WC and stairs that lead to the first floor.

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 which include a fridge/freezer, washing machine and dishwasher and 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 and cathedral style windows opening to a Juliet balcony. 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.

## OUTSIDE

To the outside there parking for two vehicles.

## SERVICES

Mains electricity, water. Drainage is via a septic tank and bottled gas is metered and supplied by 'The Valley Cottage Ltd'.

## RESTRICTIONS

The landlords preferred tenant would be working professionals or retirees. Pets are welcomed however cleaning to a professional standard to both the carpets and furniture will be required. These are no smoking cottages.

## AGENT'S NOTE

We understand the Council Tax band to be band 'C'. The images shown here are for illustration purposes only and may not necessarily relate to the specific cottage available.

## LOCATION

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.

## DIRECTIONS

From the A39 Carnon Downs roundabout head into the village along Forth Coth, after approximately a quarter of a mile turn right onto the Bissoe Road. Follow this road for around three quarters of a mile passing the doctors surgery on your left and you will see on your right hand side the entrance gate to The Valley. Using What3Words the location point is gripes.shortage.onlookers

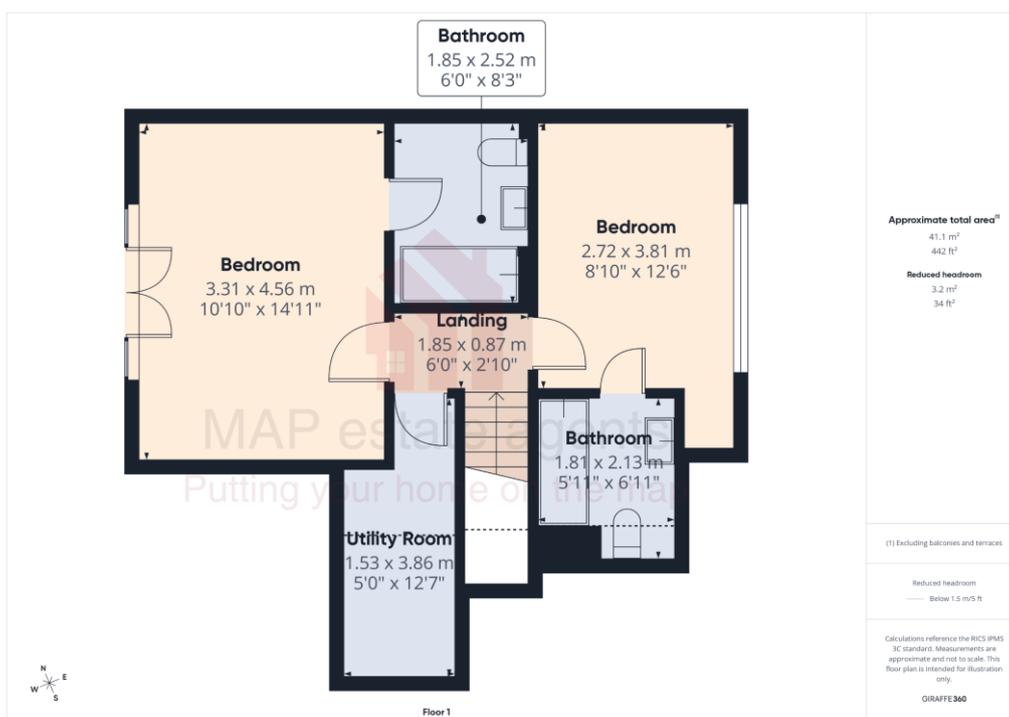
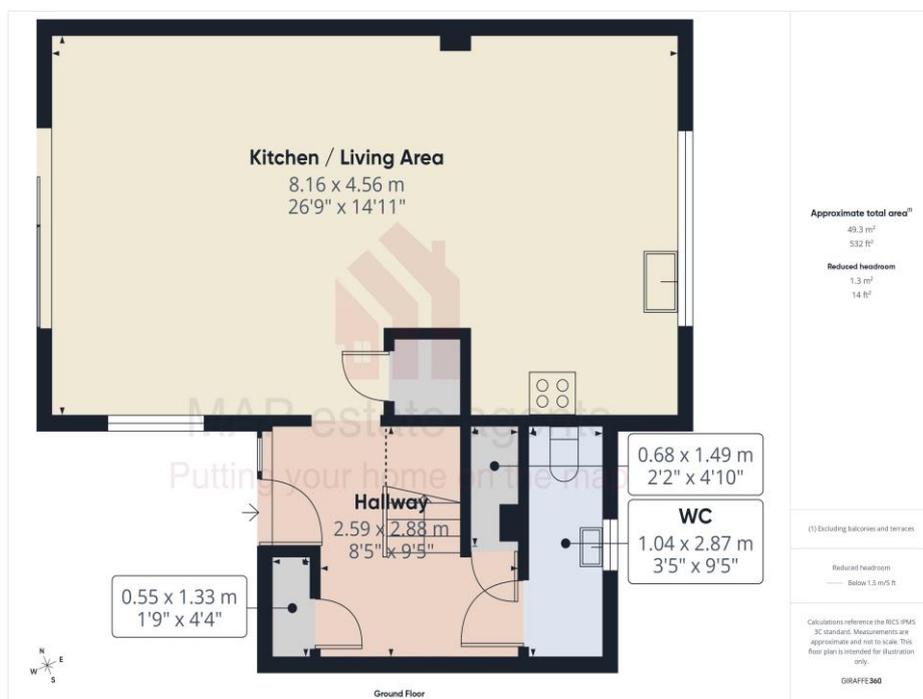


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			75
England, Scotland & Wales			
		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Available immediately
- Fully furnished and equipped
- Stylish two bedroom home
- En-suites to both bedrooms
- Open plan kitchen and living area
- Main bedroom with Juliet balcony
- Exclusive gated development
- Indoor and outdoor swimming pools
- Allocated parking
- Located in 13 acres of garden and woodland



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