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**Carnon Downs,
Truro**

Monthly Rental Of £1,400





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Property Introduction

Available fully furnished and equipped from early October on a long term let; is this two bedroom detached house located within the tranquil Valley Resort with the added benefit of its own garden. The home itself is stylishly laid out and comprises main bedroom with an en-suite bathroom and a beautiful balcony - a perfect spot to read a book or enjoy a glass of wine plus there is an impressive range of storage and fitted wardrobes. The second double bedroom also benefits from built-in wardrobes and an en-suite shower room. The ground floor open plan living area is perfect for entertaining with a well presented and fully integrated kitchen with quality wooden work surfaces. The living area has patio doors that open onto a terrace and uniquely this cottage is one of only a couple which benefits from its own garden. In addition, this 'Beacon' design has an entrance hall with cloakroom/WC and private parking. As with all of the cottages within 'The Valley' there is a sense of Hotel quality throughout and this continues into the home, yet you are set away from the main development in a private setting whilst maintaining the benefits of having increased security and facilities on your doorstep.

Set within 13 acres of gardens and woodlands with delightful walks, the property benefits from access to exceptional leisure facilities which include a tennis court, squash court, indoor and outdoor swimming pools and within high season and in popular times there is also a restaurant and bar on site.

Location

Carnon Downs is a village located approximately four miles from the Cornish capital of Truro and eight miles from the vibrant harbour town of Falmouth. 'The Valley' is a highly desirable gated development in a secluded countryside location. There are numerous public footpaths linking you to Carnon Downs village centre as well as cycling and walking trails close by.

ACCOMMODATION COMPRISES

A pathway leads to your own entrance door with partly glazed insets opening to entrance hall with neutral coloured walls and carpeted flooring. Door opening to the open plan lounge/diner and door to cloakroom/WC with double glazed window, low level WC and built-in wash hand basin.

From the reception hall, this dual aspect lounge has a feature angled bay window to each aspect, one with floor to ceiling windows and double door providing access to the cottages own terrace. Further double glazed angled windows to rear. Carpeted flooring. Radiator. Large built-in storage cupboard housing boiler and water cylinder with ample storage space. Stairs lead to the first floor and opens to the kitchen area.

The kitchen has a range of cream base and eye level units in a contemporary style with under cabinet lighting and a range of inset lighting to ceiling. Wooden work surfaces with inset sink and mixer

taps and integrated appliances include washing machine, dishwasher, oven and hob with stainless steel chimney hood over, fridge and freezer. Double glazed window to side aspect.

From the dining area stairs lead to the first floor and landing with doors leading to both bedrooms.

The main bedroom has double glazed double doors sliding to an angled balcony. Range of inset lighting. Built-in wardrobe with bed recess and overhead storage and matching bedside tables. Dressing table and further large built-in storage cupboard and door to the ensuite bathroom. The en-suite bathroom has a panelled bath with mixer taps and shower attachments over with glazed fitted shower screen, low level WC with concealed cistern, inset wash hand basin with storage under and mixer taps. Heated towel rail. Extractor fan.

Bedroom two is also an impressive sized double, currently set up as a twin room. A double glazed window to rear aspect has views toward the fields with the tranquil sound of the stream. There is built-in storage cupboard incorporating a wardrobe. A door leads to the en-suite shower room.

The en-suite shower room has a curved corner shower cubicle and shower enclosure, low level WC with concealed cistern and wash hand basin with storage under and mixer tap. Extractor fan. Heated towel rail.

SERVICES

Mains electricity, water. Drainage is via a septic tank and LPG gas is metered and supplied by 'The Valley Cottage Ltd' We understand the Council tax to be Band C.

RESTRICTIONS

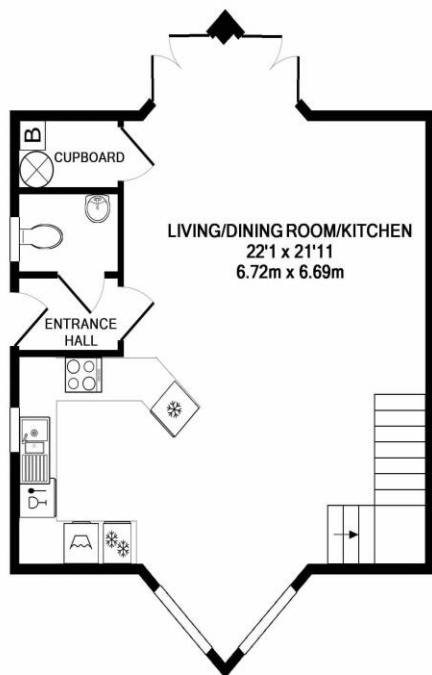
The landlords preferred tenant would be working professionals or retirees, looking for a fully equipped property. There is not the option to have the property unfurnished. Pets are welcomed but there will be the requirement to have the property cleaned to a professional standard including the carpets. These are no smoking cottages.

AGENTS NOTE

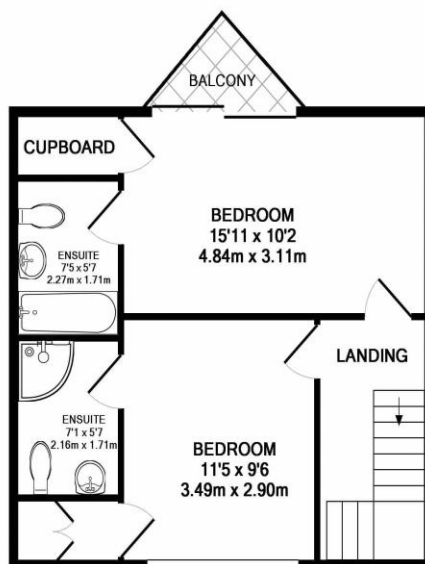
Please note, the virtual tour of the property is of a 'Beacon' style of property and not specifically the available cottage and is shown for guidance purposes only.



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



GROUND FLOOR
APPROX. FLOOR
AREA 498 SQ.FT.
(46.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.5 SQ.M.)

THE VALLEY, RINGWELL HILL, BISSOE ROAD, CARNON DOWNS, TRURO, CORNWALL, TR3 6LQ
TOTAL APPROX. FLOOR AREA 955 SQ.FT. (88.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MAP's top reasons to view this home

- Detached home available end early October
- Two double bedrooms with en-suites
- Available fully furnished and equipped
- Set within 13 acres of gardens and woodland
- High quality contemporary finish throughout
- Indoor & outdoor swimming pools
- Principal bedroom with balcony
- Private parking
- Exclusive leisure facilities
- Open plan living area leading to terrace

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

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01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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