



THE FORGE, CARNON DOWNS
GUIDE PRICE £450,000





FULL DESCRIPTION

We are delighted to offer this 4 bedroom detached family home in a highly sought after village location between Truro & Falmouth. Property comprises of a large kitchen with door out to the garden. There are 4 Bedrooms (Master with en suite) family bathroom, two reception rooms plus conservatory. There is a utility room plus separate W.C Cloakroom. The property benefits from UPVC Double Glazing & Gas Central Heating. Garage & ample driveway parking for two.

Located well, good local amenities and health services. Close to the Bissoe trail and commutable to Truro and Falmouth.

OTHER INFORMATION



Tenure - Freehold

Council Tax Band - E

EPC - D

Heating type - Gas

Electric supply - Mains

Water supply - Mains

Drainage/sewage supply - Mains

Broadband - Standard DL 18 Mbps, Superfast DL 80

Mbps, Ultrafast - not available

Mobile signal/coverage - As of June 2024

Indoor Voice - EE likely, Three likely, O2 limited,

Vodafone limited

Indoor Data - EE likely, Three, likely, O2 limited,

Vodafone none

Outdoor voice & data- EE, Three, O2, Vodafone -

likely

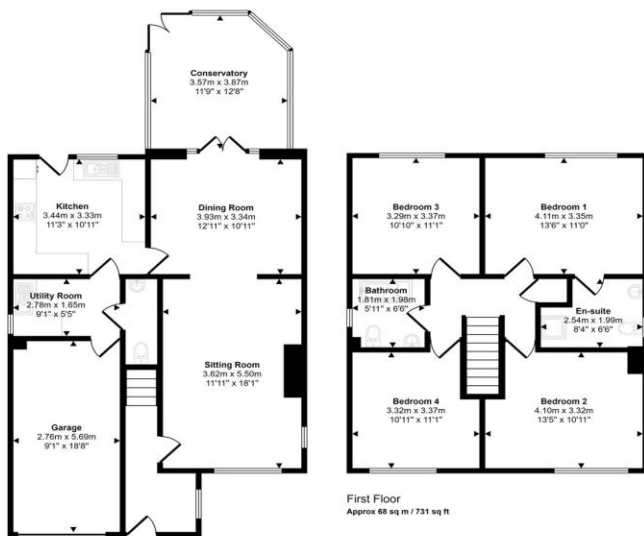
Parking - garage & driveway

OTHER INFORMATION

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.



Approx Gross Internal Area
159 sq m / 1710 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Strategy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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