



## Flat 5, Bridge House, 62 Pengelly Delabole, PL33 9AU

Delabole is a thriving village with its own primary school, village shop, park and playing fields with bmx track, public house, fish & chip shop and vibrant community centre. Bridge House is situated within an easy walk of the village amenities and offers a great opportunity to purchase a substantial apartment. The property is situated less than 2 miles from the beach at Trebarwith Strand, just under 7 miles from Port Isaac and approximately 9 miles from the beautiful sandy beach at Polzeath.



**Large two bed flat in Delabole, Cornwall**

**Private parking to the rear**

**uPVC Double glazing throughout**

**New carpets and decor**

**Excellent investment potential**

**Excellent first time buyer property**

**Ready to move into**

**£125,000 Leasehold**

Flat 5, Bridge House, 62 Pengelly  
Delabole, PL33 9AU

£125,000 Leasehold

Description

**SITUATION** Delabole is a thriving village with its own primary school, village shop, park and playing fields with bmx track, public house, fish & chip shop and vibrant community centre. Bridge House is situated within an easy walk of the village amenities and offers a great opportunity to purchase a substantial apartment. The property is situated less than 2 miles from the beach at Trebarwith Strand, just under 7 miles from Port Isaac and approximately 9 miles from the beautiful sandy beach at Polzeath. **DESCRIPTION** The property is accessed from Pengelly and through a communal front door into an inner porch where the electric meter is located. Onward through the inner door into the inner hallway with stairs rising to the upper apartments. No 5 is located on the middle floor. The front door leads directly into a hallway. To the left, a corridor gives access to both bedrooms and bathroom. Ahead, gives access to the lounge and kitchen. **LOUNGE** (4.79m max x 4.9m max) This is a good sized room and a good shape for furniture placement. To the front is a large bay window with a further window to the side of the bay. The room has a high ceiling and is carpeted. There is two economy 7 storage heaters. **KITCHEN** (2.37m x 2.79m) A good sized kitchen with a window to the side aspect. There are various wall and base units with roll top work surfaces, a single bowl stainless steel sink with chrome mixer tap. There is plenty of room for a cooker, washing machine, fridge freezer etc. **BEDROOM 1** (4.33m x 3.11m) There is a window to the side aspect with an economy 7 storage radiator on the wall. A cupboard / wardrobe which has plumbing for a washing machine, should you wish to have your washing machine in the bedroom. Alternatively, it would be possible to have a en-suite installed in this area as the room is certainly big enough. **BEDROOM 2** (2.46m x 1.91m) Single room with a window to the side aspect. Storage radiator. This room also benefits from built in storage which used to be the airing cupboard. **BATHROOM** There is a small opaque window to the side aspect. A modern white suite comprising of a low level WC and wash hand basin. Electric heated towel rail. The shower cubicle is built in and has an electric shower fitted. **HALLWAY** The hallway is light and airy with a window to either side. Economy 7 radiator. **OUTSIDE** In the entrance hall there is a doorway leading out to the rear courtyard and parking area where there is plenty of room for resident parking. There is also a brick built storage unit for use by all the residents. **AGENTS NOTES** This is a large flat in a quiet area of Delabole and would be ideal for a first time

buyer or as a buy to let property. The Property is offered on a long leasehold basis with the original term of 999 years commencing from 1981. We have been advised that the current annual ground rent is £320.00 and that the current annual building insurance premium is £320.00 both of which are paid per annum,

# Energy performance certificate (EPC)

Flat 5 Bridge House  
62, Pengelly  
DELABOLE  
PL33 9AU

Energy rating

**E**

Valid until: **24 January 2028**

Certificate number: **8008-7029-5120-4685-0926**

Property type Mid-floor flat

Total floor area 72 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	42   E	
21-38	F		
1-20	G		

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60