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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

uPVC Double glazing throughout

Excellent investment potential

Ready to move into

Private parking to the rear

New carpets and decor

Excellent first time buyer property

£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,

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy performance certificate (EPC)

Flat 5 Bridge House 62, Pengelly DELABOLE PL33 9AU Energy rating

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

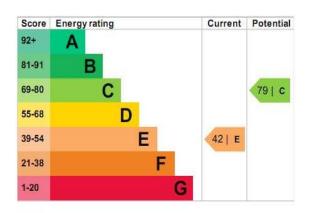
Properties can be rented if they have an energy rating from A to E.

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).

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.

For properties in England and Wales:

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