

Pengelly



Flat 5 Bridge House,  
Delabole Cornwall. PL33 9AU.



# Flat 5, Bridge House

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**£120,000 Leasehold**



- )] Large two bed flat in Pengelly Delabole
- )] Private parking to the rear
- )] uPVC double glazing throughout
- )] New carpets and decor
- )] Excellent for first time buyers and investors alike
- )] Ready to move into

### 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 an 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 a brand new electric shower fitted.

### HALLWAY

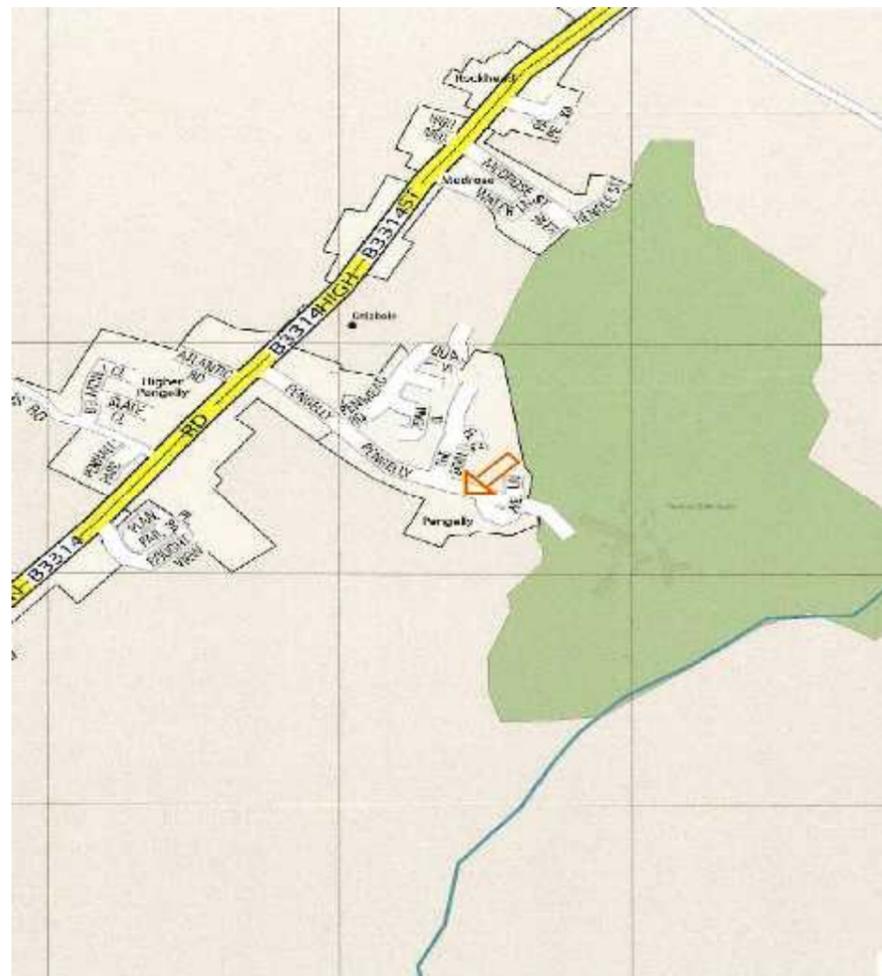
The hallway is light and airy with a window to either side. Economy 7 radiator.

### 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. Maintenance and ground rent and council tax comes out at around £1500 per annum which is very economical for the area. Possible rent for this flat would be around £550 per month.



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