





Property Description

Two Bedroom Character Cottage With Garden And Parking

Set in the picturesque North Cornwall village of Chapel Amble, this character property has an enclosed rear garden, allocated parking and is right next door to the village pub!

To the front is allocated parking for two cars, along with shared use of a storage shed. The ground floor comprises an open-plan lounge and dining area with a multi-fuel burner, slate flooring and a beamed ceiling. The kitchen includes a built-in electric oven and hob, washing machine and fridge, with a door leading to the rear garden. The bathroom has a shower attachment over the bath.

Upstairs are two double bedrooms with wardrobes, one of which also has a wash basin. The property has electric heating throughout.

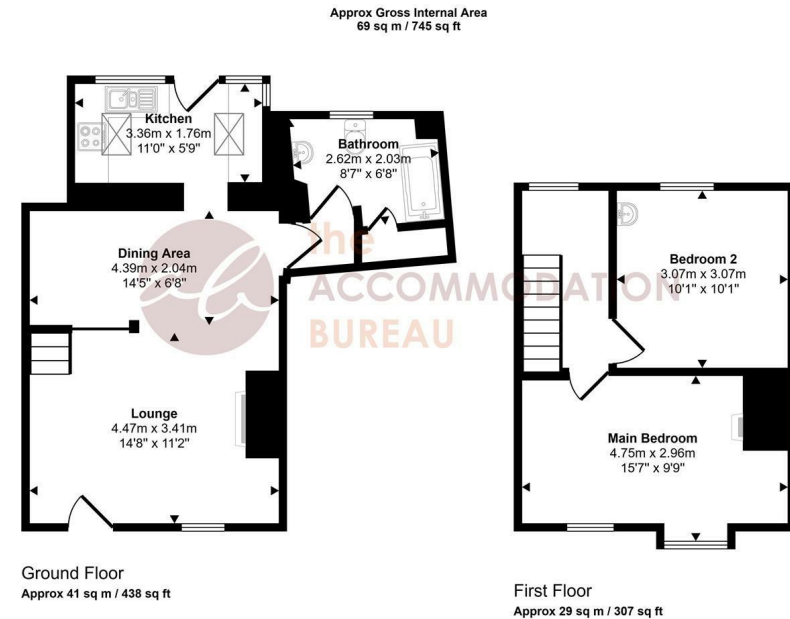
The enclosed rear garden includes a patio, with steps leading to a further area laid mainly to chippings and a summerhouse.

Chapel Amble is a quiet North Cornwall village located approximately three miles from Wadebridge and five miles from Rock.

Energy Rating E (41). Council Tax Band C. Holding Deposit £219. Total Deposit £1,096.

Affordability guide: Based on a monthly rent of £950, you will need a combined household gross income of £28,500 per annum (£2,375 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £34,200 per annum. These figures are based on standard criteria set by our referencing provider and apply equally regardless of income source. Please contact us if you require any clarification.

Floorplan



Location



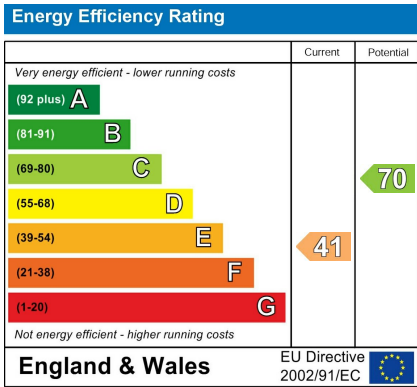
Features

- Sought After Village Location
- Close To The Village Pub
- Charming Cottage
- Electric Heating
- Garden with a Summerhouse
- Council Tax Band C
- Multi-Fuel Burner
- Village Location Near Wadebridge

Letting Information

- Rent: £950 Per Month
- Holding Deposit: 1 weeks' rent
- Total Deposit Required: £1,096
- Local Authority: Cornwall Council
- Council Tax Band: C
- Furnishing: Unfurnished
- Available From: 25th September 2026

Energy Efficiency Rating



For further information, please call The Accommodation Bureau on 01208 78480.
7 Turf Street, Bodmin, PL31 2DJ. bodmin@theaccommodationbureau.com.

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