







## Property Description

A stunning 3 bedroom detached home with countryside views.

This modern family home is on a small development of just a few properties and is situated in the popular village of Delabole in North Cornwall. To the front, the property has a large parking area for at least three cars. Once through the front door, you step into an entrance area which has plumbing for a washing machine. There is also a downstairs W.C. and a storage cupboard. You then walk into the impressive living area which features bi-folding doors leading out to the garden. The living space is open plan and the high-quality kitchen includes an oven, hob, fridge freezer and dishwasher. There is also an under-stair storage cupboard.

The rear garden has a small patio area outside the bi-folding doors and a large lawned area. Please note, that the garden is not enclosed as you can access the front from both sides of the property.

Upstairs, there are 3 bedrooms. The main bedroom has built-in wardrobes and an en-suite shower room. There is also a second double bedroom and a single bedroom (which has built-in wardrobes). On the landing, there is also an airing cupboard containing the hot water tank. The bathroom has an I-shaped bath with a mains-fed shower over it. The two bedrooms at the rear of the house have lovely countryside views.

The property is heated by an air source heat pump with underfloor heating downstairs and radiators upstairs.

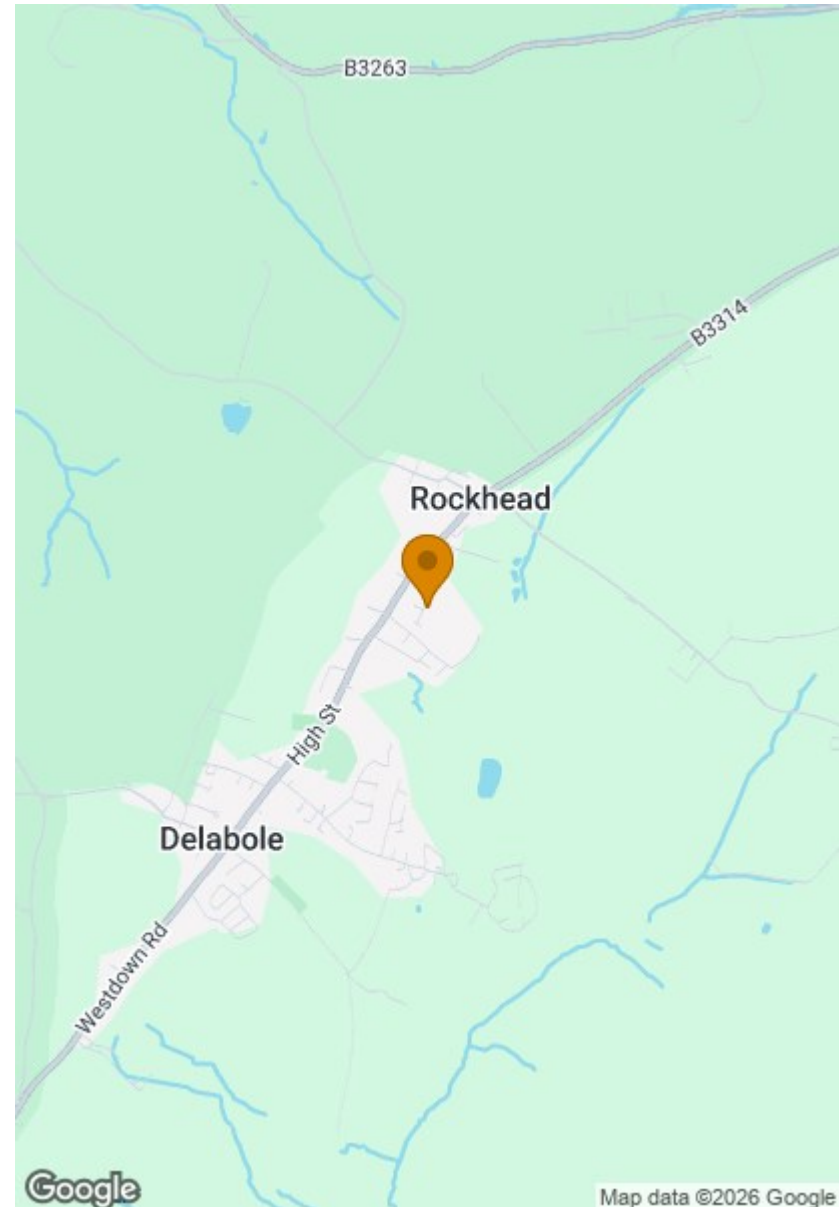
Energy Rating B (84). Council Tax Band C. Holding Deposit £323. Total Deposit £1,615.

Affordability guide: Based on a monthly rent of £1,400, you will need a combined household gross income of £42,000 per annum (£3,500 per month) to pass our referencing checks.

If a guarantor is required, they will need a gross income of £50,400 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.

## Location





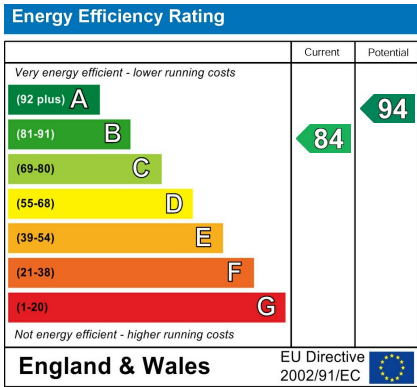
Features

- Large Living Space
- Parking Area
- High Energy Rating
- High Quality Finish
- Main Bedroom With En-Suite
- Kitchen With Appliances
- Energy Rating B

Letting Information

- Rent: £1,400 Per Month
- Holding Deposit: 1 weeks' rent
- Total Deposit Required: £1,615
- Local Authority: Cornwall Council
- Council Tax Band: C
- Furnishing: Unfurnished
- Available From: 3rd July 2026

Energy Efficiency Rating



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

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