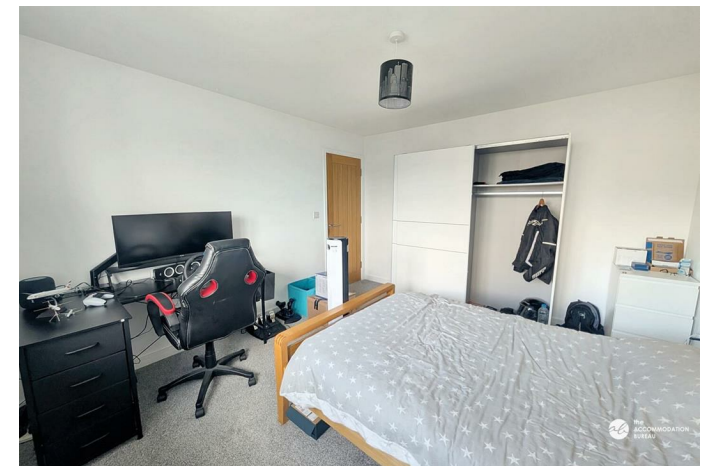






Property Description

Stunning 3 Bedroom Detached Home With Countryside Views & Garage

Situated on a small development in the North Cornwall village of Delabole, this three bedroom detached house makes an impressive modern family home. It features a large driveway, a good-sized garden, and is highly energy efficient.

To the front is a generous parking area for at least three cars. You enter into a small entrance hall, then through a door into a hall with a storage cupboard and a downstairs W.C. From here, the space opens into a large open-plan living room/kitchen with bi-folding doors to the rear garden. The kitchen is fitted with a double oven, hob, and fridge freezer, with space for additional appliances. There is also an under-stairs cupboard.

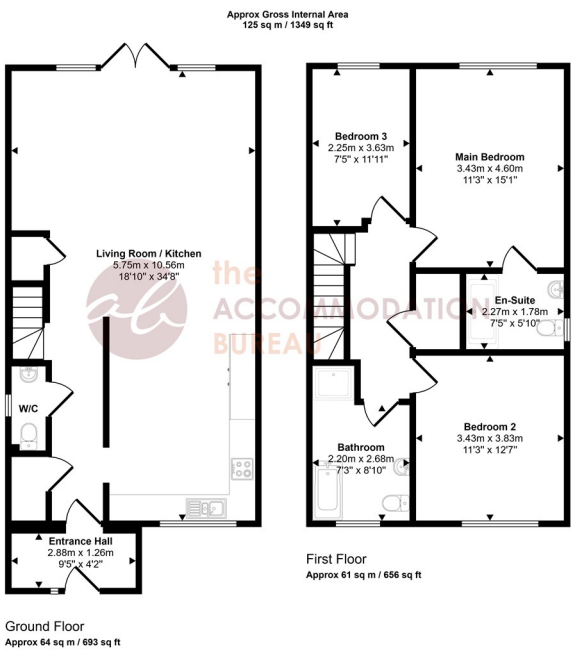
Upstairs, the main bedroom has an en-suite shower room. There is a further double bedroom, a single bedroom, and a family bathroom with a bath and a separate walk-in shower enclosure with a mains-fed shower and a heated towel rail. The landing includes an airing cupboard with the hot water cylinder.

Heating is via an air source heat pump with underfloor heating on the ground floor and radiators upstairs. The rear garden is mainly laid to lawn with a patio outside the bi-folding doors. To the side of the house, is a garage which you can also access via a door from the rear garden.

Energy Rating B (87). Council Tax Band D. 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.

Floorplan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Location



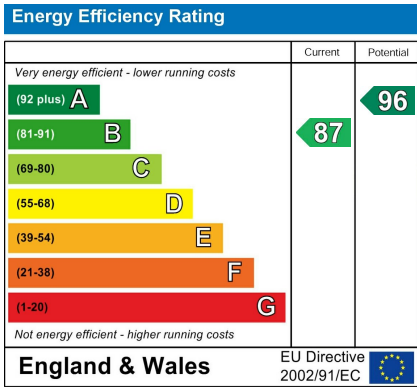
Features

- Detached Modern Home
- Countryside Views
- Driveway Parking & Garage
- Open-Plan Living/Kitchen
- Bi-Folding Doors To Garden
- En-Suite To Main Bedroom
- Bathroom With Bath & Shower
- Highly Energy Efficient
- Popular Village Location
- Garden With Patio Area

Letting Information

Rent: £1,400 Per Month
Holding Deposit: 1 weeks' rent
Total Deposit Required: £1,615
Local Authority: Cornwall Council
Council Tax Band: D
Furnishing: Unfurnished
Available From: 1st October 2026

Energy Efficiency Rating



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Prospective tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

