



Apple Croft, Treligga Downs Road, Delabole

£399,999 Freehold

Wonderful opportunity to purchase this fabulous 3 Bedroom Level Bungalow in Popular Village of Delabole

Off Road Parking | 3 Bedroom Level Bungalow | Spacious 360 Degree Garden |

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LeGrys are pleased to present this fantastic LEVEL bungalow set in a generous plot on the outskirts of Delabole. The property offers spacious accommodation and the potential to convert the former garage into additional living or bedroom space subject to the correct permissions.

- Cornwall Council Tax C
- Mains Electricity
- Mains Water
- Mains Drainage
- Oil Central Heating

what3words ///confronts.rocky.polices

- Council Tax Band: C
- Tenure: Freehold
- Parking options: Off Street
- Garden details: Private Garden
- Electricity supply: Mains
- Heating: Oil
- Water supply: Mains
- Sewerage: Mains
- Accessibility measures: Wheelchair accessible, Level access

Lounge

Spacious lounge with uPVC double glazed window to the side elevation. Wood burning stove set into Chimney Breast. Radiator. Doors through to hallway and door through to the kitchen

Kitchen

Gorgeous modern kitchen comprising of matching floor and wall units in a light cream with contrasting worktop over and tiles splashback. Space and Plumbing for a washing machine, space for a tumble dryer. Space for for large range cooker. uPVC double glazed window and door leading to the side.

Bedroom 1

Spacious bedroom with inbuilt double wardrobes. uPVC double glazed window to the rear elevation overlooking the rear garden. Radiator

Bedroom 2

Spacious double bedroom with inbuilt wardrobe. uPVC double glazed window to the rear elevation overlooking the rear garden. Radiator

Bedroom 3

Single Bedroom with uPVC double glazed window to the rear elevation. Radiator

Shower Room

Walk in shower that runs from the mains, Close coupled WC. Pedestal wash basin with mixer tap over. uPVC obscured double glazed window. Alcove ideal for storage unit.

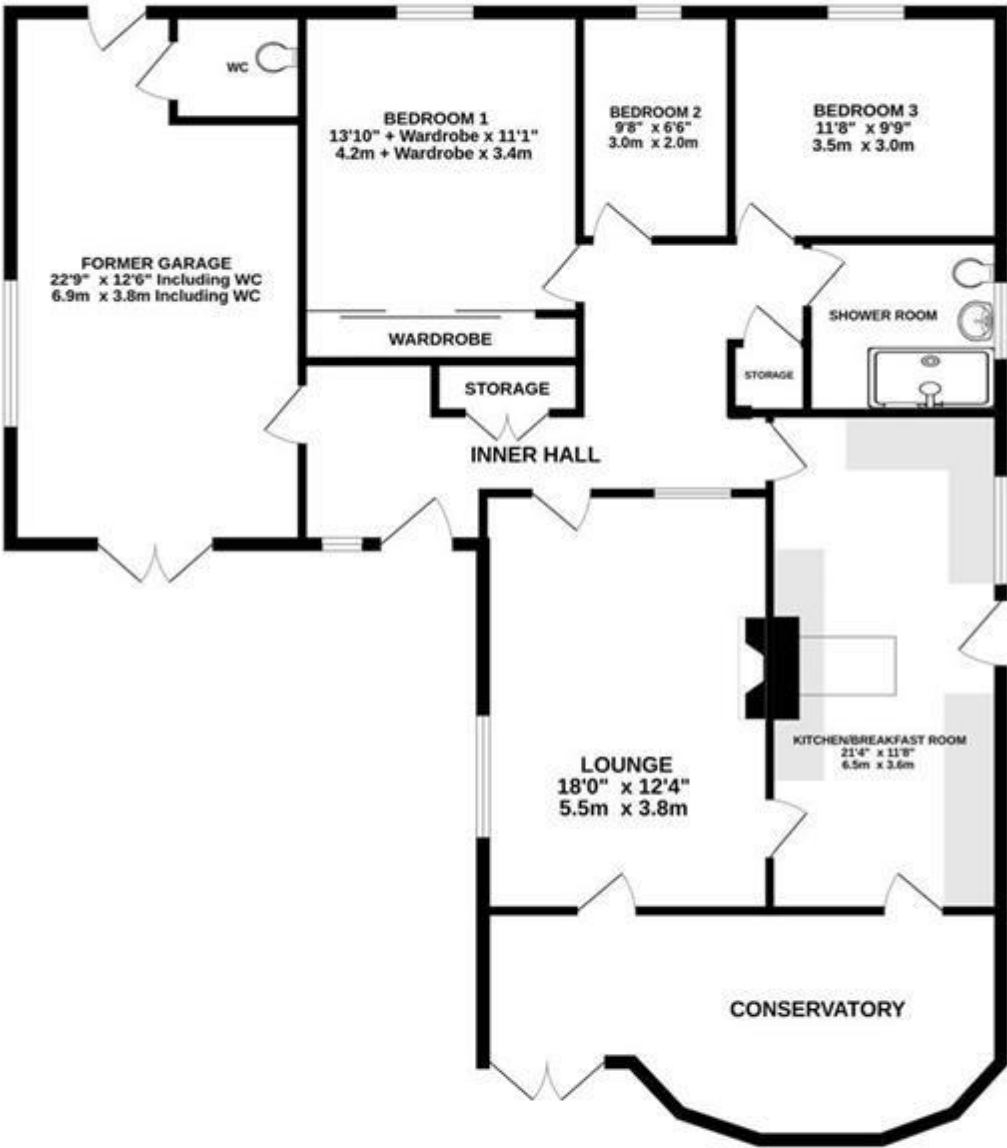
Conservatory

Spacious uPVC double glazed conservatory. Would make an ideal dining area and a lovely place to sit and relax during warmer days.





GROUND FLOOR
1506 sq.ft. (139.9 sq.m.) approx.



TOTAL FLOOR AREA : 1506 sq.ft. (139.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst great care has been taken to be as accurate as is realistic, these details, photographs and floor plans are for guidance only and all measurements are approximate. All information has been received in good faith and we cannot be held responsible for the content of these particulars. None of the services, fittings or appliances at the property have been tested, we give no representations as to their fitness for purpose or otherwise. We assume that the property has all necessary permissions, consents and is fully compliant with statutory regulations. Purchasers must satisfy themselves by inspection, searches, enquiries, surveys and professional advice that the property is as described and suitable for their purposes. No agency employees have any authority to make or give any representations or warranty in relation to the property, and no liability is taken for any error, omission or misstatement. These details cannot be incorporated in any offer or contract and are for reference only.