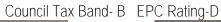


19 Pengelly Delabole, Cornwall, PL33 9AN



£ 1050.00 pcm

A newly refurbished three bedroom home Quiet location, close to amenities Spacious and private garden Within walking distance of Primary School On street parking







What Three Words Location- ///voices.deranged.enhanced

A bright space featuring grey carpet, white painted walls, white skirting, and a white cladded ceiling. Includes a working stove, a white electric radiator, two sets of built-in shelves and a double-glazed uPVC window. Additional features include a standard pendant light, three double plug sockets, a TV port, and a white painted wooden door.

Reception Room 2 (3.641m x 3.064m)

Similar in design to Reception Room 1, this room also has grey carpet, white painted walls with skirting, a white electric radiator, and a working stove. Including a double-glazed uPVC window, a standard pendant light, and a white painted wooden door.

Kitchen (2.752m x 2.219m)

This area features slate flooring, beige kitchen units, wood-effect countertops, and two white built-in cupboards. An open doorway leads into an extended kitchen area featuring low-level and eye-level beige kitchen units, a stainless steel sink, draining board and mixer tap, a black hob and cooker, and a stainless steel extractor fan. The kitchen has white partial tiling, painted walls, skirting, six double plug sockets, and a green back door to the garden.

First Bedroom (3.585m x 3.069m)

Bedroom features grey carpet, white painted walls with skirting, and a white electric radiator. Including built-in wardrobe space, and a large double-glazed uPVC window. The room is fitted with a standard pendant light, a white painted wooden door, and five double plug sockets.

Second Bedroom (3.551m x 2.872m)

This bedroom also features grey carpet, white painted walls with skirting, and a white electric radiator. Including built-in wardrobe space, and a large double-glazed uPVC window. The room is fitted with a standard pendant light, a white painted wooden door, and four double plug sockets.

Third Bedroom

Bedroom features grey carpet, white painted walls with skirting, and a white electric radiator. Comprising of two sets of built-in shelves, a built-in wardrobe space, and a large double-glazed uPVC window. The room includes spotlights, a white painted wooden door and four double plug sockets.

Bathroom (1.838m x 1.661m)

The bathroom features beige wood-effect laminate flooring, white painted walls, a white toilet and sink, and a walk-in shower with a stainless steel showerhead. It also includes a white extractor fan, a double-glazed uPVC window, spotlights, a pull-cord light with a shaving adapter port, and a boiler cupboard.

Outside

The garden is partially layed to lawn with an additional slate

VIEWINGS: Please ring 01566 779000 to view this property and check availability before incurring travel time/costs. FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE www.kivells.com.

Kivells for themselves and for the vendors or lessors of this property whose agents they are, give notice:

The particulars are set out only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. All descriptions, photographs - which may be taken with a wide angle lens or zoom, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kivells has any authority to make or give any representation or warranty whatsoever in relation to this property. In the event that our details are used in part exchange negotiations we reserve the right to recoup our costs. All dimensions are approx. None of the fittings or appliances have been tested by ourselves. O.S. Maps reproduced under Licence No. 100043231

Kivells Limited, registered in England & Wales. Company no: 08519705 Registered office: 2 Barnfield Crescent, Exeter, Devon, EX1 1QT

Property Reference: D3028

Tenancy Information

One Months Rent In Advance

Deposit (5x One Weeks Rent)



BRANCHES AT:

Bude 01288 359999 Callington 01579 384321 Exeter 01392 252262 Holsworthy 01409 253888 Launceston 01566 777777 Liskeard 01579 345543

