



**Atlantic Road
Delabole
Cornwall
PL33 9DN**

Offers In Excess Of £470,000

bettermove

Atlantic Road Delabole

Bettermove are proud to present this 5 bedroom detached house in Delabole available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via the drive and garage.

The council tax band is B.

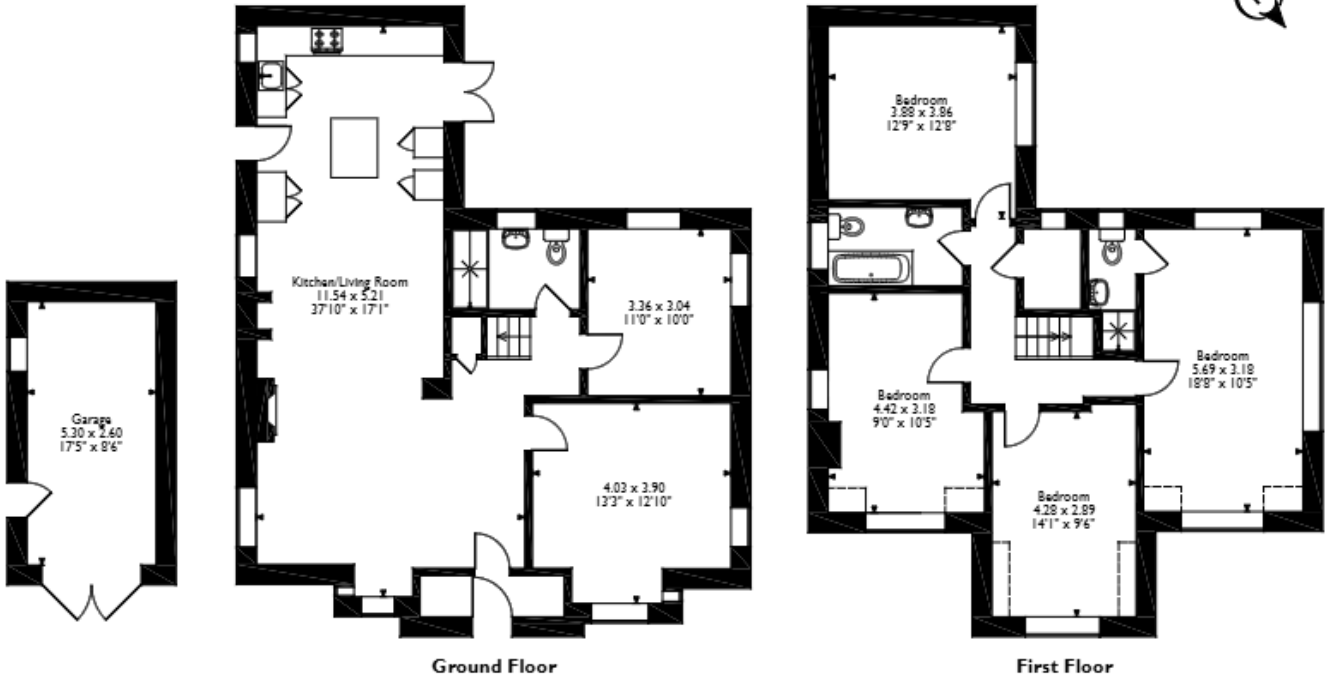
The interior of this beautifully presented property comprises a spacious living room, study/bedroom, shower room and fitted kitchen diner on the ground floor. The first floor consists of 4 bedrooms, en-suite and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Delabole, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A39, B3314 and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Atlantic Road, Delabole
 Approximate Gross Internal Area
 Main House = 161 Sq M/1733 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 175 Sq M/1884 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A	94	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk