

PARKWAY estate agents

To Let

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Cosy Nook,
CAMELFORD
PL32 9XN

Monthly Rental Of £570

- FULLY FURNISHED
- TWO BEDROOMS
- DETACHED
- GARDEN



A TWO BEDROOM BUNGALOW WITH AN OPEN PLAN LIVING AREA, GARDEN TO THE REAR AND ALLOCATED PARKING. SITUATED ON THE PICTURESQUE INNY VALE DEVELOPMENT AT DAVIDSTOW, CLOSE TO THE MOORS. LET FULLY FURNISHED.



Parkway Estate Agents, 10 Market Place, Camelford, Cornwall PL32 9PB
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Description

The park has well kept communal grounds and a tennis court, the moors are within walking distance and Camelford is the nearest town. The North Cornwall coast is 15 minutes away with places like Boscastle and Tintagel within easy reach. The A39 provides good links to Wadebridge and Bude.

Entrance Porch

Upvc front door opening into the porch with storage cupboards and coat hooks. Small upvc double glazed window to the front, timber glazed door into:-

Open plan living area 19' 6" x 14' 7" (5.94m x 4.44m)

Kitchen

Range of cream wall and base units with wood effect roll edge work surfaces over. Stainless steel sink and drainer, tiled splash backs, integral electric cooker and hob with extractor over, integral fridge, washing machine, inset spotlights. Upvc double glazed door to the rear leading out to the garden.

Living/Dining

Table and chairs, sofa and two chairs. Wall mounted electric heater, wall mounted tv, electric wood effect fire, wood effect flooring, upvc double glazed window to the front.

Bedroom One 9' 6" x 9' 6" (2.89m x 2.89m)

Double bed and bedside table, wall mounted electric heater, upvc double glazed window to the front.

Bedroom Two 9' 6" x 9' 6" (2.89m x 2.89m)

Twin beds and bedside table, wall mounted electric heater, upvc double glazed window to the rear.

Bathroom 6' 5" x 6' 1" (1.95m x 1.85m)

Low level dual flush wc, wash hand basin in vanity unit, shaver point, corner shower unit with electric shower and sliding doors. Inset spotlights, wall mounted electric heater, obscure upvc double glazed window to the rear.

Outside

Gravel parking area for one car to the side, leading to an area of lawn around to the rear with picnic table and stream boundary.

Lettings

No smokers

No DSS

Pets considered

Referencing fee - 1st tenant £125+VAT, 2nd tenant £50 + VAT

Directions

From the town car park turn left head out of town on the A39 towards Bude after approximately 1.5 miles turn right towards Launceston on the A395 drive past the creamery and at the bottom of the hill by the church turn right towards Inny Vale after 1/2 mile turn left into the park, turn right and head down past the lodges, number 41 is the first bungalow on the left hand side.

Viewing

Please call us on 01840 212121
to make an appointment.

Estate Agents

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Disclaimers

The Property Misdescriptions Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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FLOORPLAN:

ENERGY PERFORMANCE CERTIFICATE: