



Bond
Oxborough
Phillips

Changing Lifestyles

23 The Sidings

Delabole

PL33 9AX



BRITISH
PROPERTY
AWARDS

2023

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £270,000



Changing Lifestyles

01208 814055

23 The Sidings, Delabole



Detached Bungalow with Versatile Living Space & No Onward Chain

- Impressive Detached Bungalow
- Two Bedrooms + Study
- Family Bathroom & Master En-Suite
- Private Rear Garden
- Off-Road Parking and Garage
- Popular Town Location
- Chain Free
- EPC - E
- Council Banding- C



Offered to the market chain-free, this two-three bedroom detached bungalow enjoys a peaceful position within a popular residential development in Delabole. With a private driveway, garage, and generous garden, the property provides flexible living space ideal for a range of buyers.

Upon entering the property, you are welcomed into a central entrance hall which leads into a well-appointed kitchen. Beyond the kitchen is a spacious living room, perfect for entertaining or relaxing, with double doors opening out to the rear garden, offering a lovely flow of indoor-outdoor living.

Just off the lounge is an additional room — ideal as a home office, hobby space or a third bedroom for guests or growing families.

Towards the front of the bungalow are two double bedrooms, including a master bedroom with an en suite shower room. The accommodation is completed by a modern family bathroom.

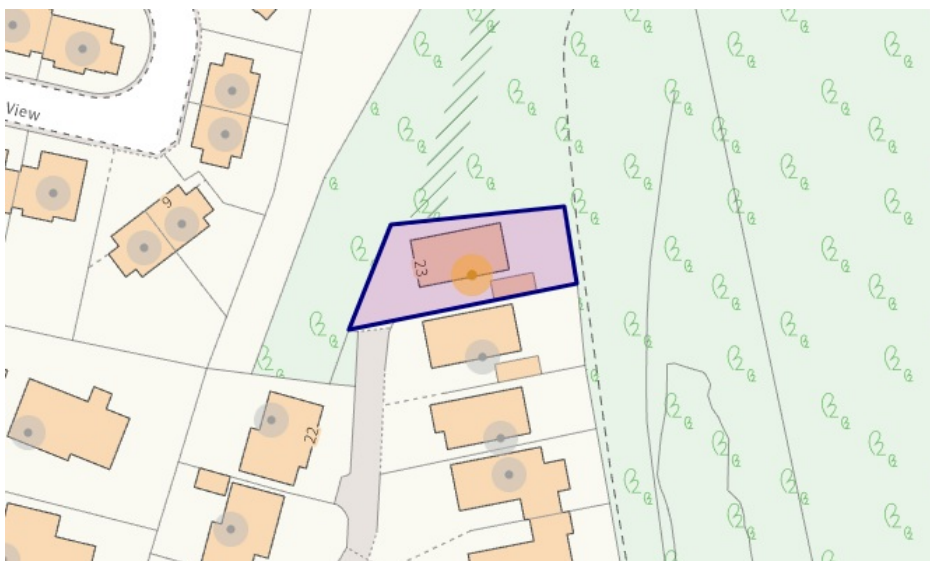
Externally, the property boasts a private driveway with parking for multiple vehicles, a single garage, and a good-sized rear garden offering a great degree of privacy and plenty of potential for landscaping or outdoor enjoyment.

A fantastic opportunity to acquire a detached, versatile bungalow in a sought-after location with no onward chain — early viewing is highly recommended.



Changing Lifestyles

Delabole is a traditional North Cornwall village known for its strong sense of community, local charm, and scenic surroundings. Nestled just a short drive from the coast, it offers easy access to popular spots such as Tintagel, Port Isaac, and the stunning beaches of Trebarwith Strand. The village itself benefits from a range of amenities including a primary school, local shop, pub, and a post office. Surrounded by beautiful countryside and walking routes, Delabole is ideal for those seeking a quieter pace of life while remaining well connected to nearby towns like Camelford and Wadebridge.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01208 814055
for more information or to
arrange an accompanied viewing
on this property.

Scan here for
our Virtual Tour:





Approximate total area⁽¹⁾
866 ft²
80.4 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.