



the
ACCOMMODATION
BUREAU



Property Description

1 Bedroom Second Floor Flat in Town Centre Location

Located in a traffic-free part of Bodmin town centre, this second floor flat features one bedroom and is within walking distance of shops, cafes, and amenities. A public car park is nearby, with permits available via a third party.

Accessed via a shared hallway and stairwell, the front door opens into a small internal hallway. There is an open plan lounge and kitchen with an electric oven and electric hob. The property also includes a bedroom and a separate shower room.

The flat has electric heating throughout and is best suited to a single occupier.

Energy Rating D (58). Council Tax Band A. Holding Deposit £121. Deposit £605.

Affordability guide: Based on a monthly rent of £525, you will need a combined household gross income of £15,750 per annum (£1312.50 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £18,900 per annum. These figures are based on standard criteria set by our referencing provider and apply equally regardless of income source. Please contact us if you require any clarification.

Floorplan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Location



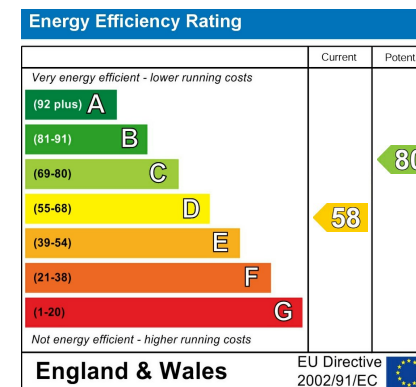
Features

Second Floor Flat
 Town Centre Location
 Shower Room
 Open Plan Lounge/Kitchen
 Council Tax Band A
 Includes Oven And Hob
 Suitable For Single Occupier

Letting Information

Rent: £525 Per Month
 Holding Deposit: 1 weeks' rent
 Total Deposit Required: £605
 Local Authority: Cornwall Council
 Council Tax Band: A
 Furnishing: Unfurnished
 Available From: 7th September 2026

Energy Efficiency Rating



For further information, please call The Accommodation Bureau on 01208 78480.

7 Turf Street, Bodmin, PL31 2DJ. bodmin@theaccommodationbureau.com.

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