





Property Description

A modern 3 bedroom semi-detached house with allocated parking.

Located on the popular Wainhomes development, only a short walk to Bodmin College, this family home has allocated parking for 2 cars and benefits from gas central heating. Inside, the property comprises a hallway and lounge. The kitchen includes a built-in gas hob & electric oven. There is also a utility area with a sink and a downstairs W.C.

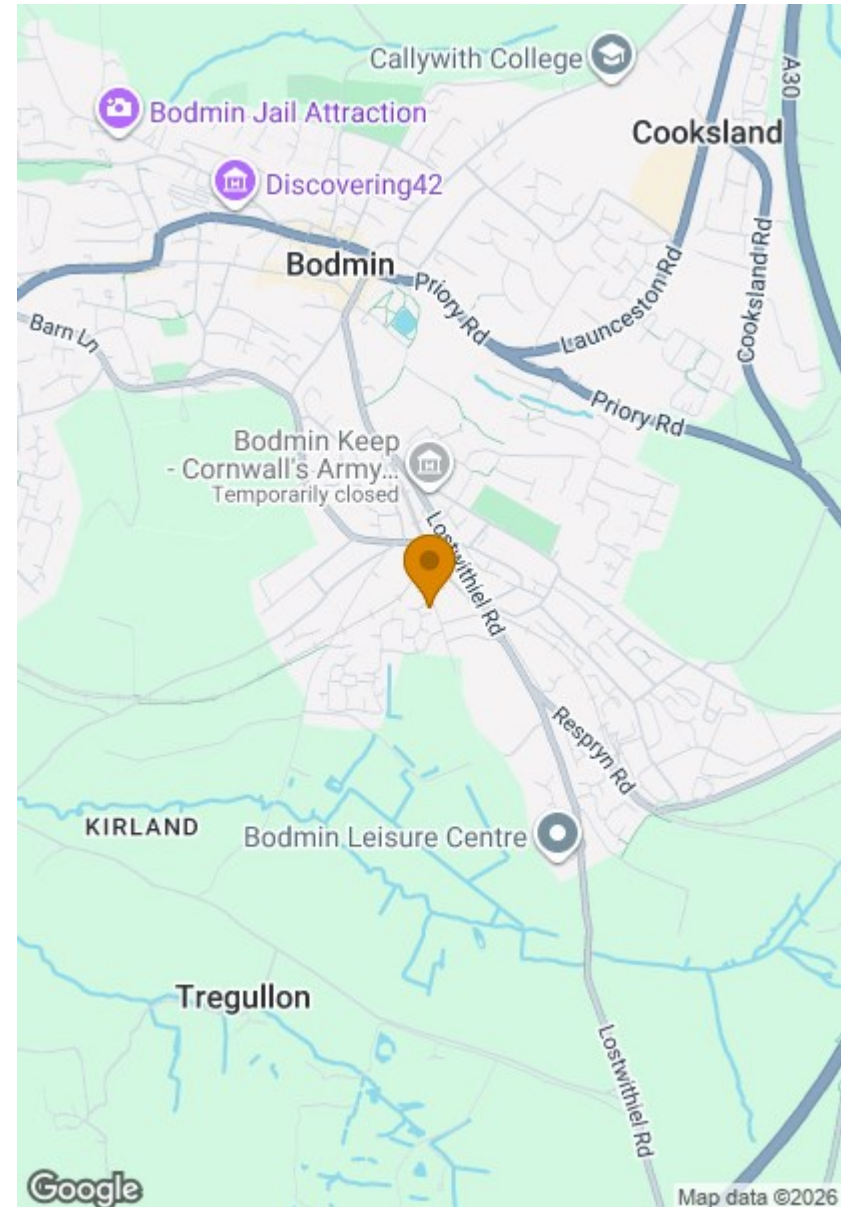
Upstairs are 2 double bedrooms, a single bedroom and a bathroom with a shower attachment over the bath. To the rear is an enclosed garden with a side gate leading to the allocated parking area. Gas central heating.

Energy Rating C (73). Council Tax Band B. Holding deposit £219. Total deposit £1,096.

Affordability guide: Based on a monthly rent of £950, you will need a combined household gross income of £28,500 per annum (£2,375 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £34,200 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.

Location



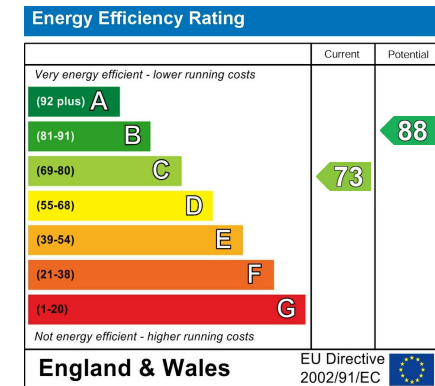
Features

- Close To Bodmin College
- Parking For 2 Cars
- Gas Central Heating
- Council Tax Band B
- Energy Rating C

Letting Information

- Rent: £950 Per Calendar Month
- Holding Deposit: 1 weeks' rent
- Total Deposit Required: £1,096
- Local Authority: Cornwall Council
- Council Tax Band: B
- Furnishing: Unfurnished
- Available From: 29th June 2026

Energy Efficiency Rating



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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Prospective tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

