





## Property Description

A three bedroom terraced house close to Bodmin College.

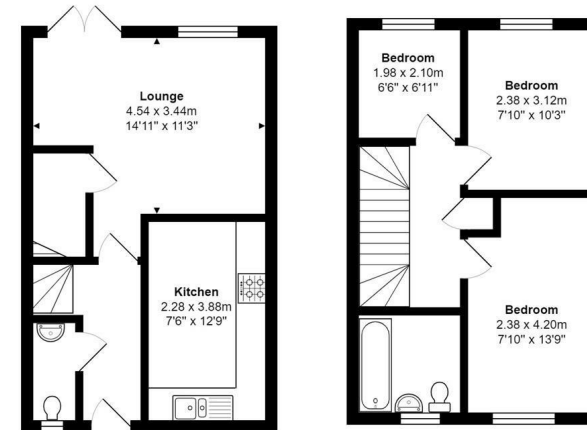
This well-maintained property comprises an entrance hall leading to the kitchen/breakfast room with a built-in electric oven and hob. Downstairs w.c., lounge with french doors leading out to a low maintenance rear garden. There is also an understairs storage cupboard.

Upstairs: there are two double bedrooms and one single bedroom. The bathroom has an electric shower over the bath.

Gas central heating. Enclosed rear garden laid to chippings. Garage plus 1 parking space.

Energy Rating C (76). Council Tax Band B. Deposit £1,150. Sorry, no smokers or pets.

## Floorplan



Total Area: 67.8 m<sup>2</sup> ... 730 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

## Location




## Features

- Terraced House
- Close To Bodmin College
- Garage & Parking Space
- Council Tax Band B

## Letting Information

Rent: £1,000 Per Calendar Month  
 Holding Deposit: £100  
 Total Deposit Required: £1,150  
 Local Authority: Cornwall Council  
 Council Tax Band: B  
 Furnishing: Unfurnished  
 Available From: 13th April 2026

## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			89
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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

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