



the
ACCOMMODATION
BUREAU



the
ACCOMMODATION
BUREAU

£925 Per Month
Riding Close, Bodmin, PL31

 2  2  1  C



Property Description

A modern two bedroom house in a quiet corner of a popular development.

Tucked away on Riding Close, this modern 2 bedroom house benefits from 2 allocated parking spaces & a high energy efficiency rating. Steps down from the parking area lead to the front door. Inside, the house consists of a hallway with a cupboard & a downstairs W.C. The kitchen includes a gas hob, an electric oven & washing machine. The large lounge/diner has French doors leading to the back garden.

Upstairs: there are two good sized double bedrooms. The main bedroom has an en-suite shower room. The main bathroom has a shower over the bath.

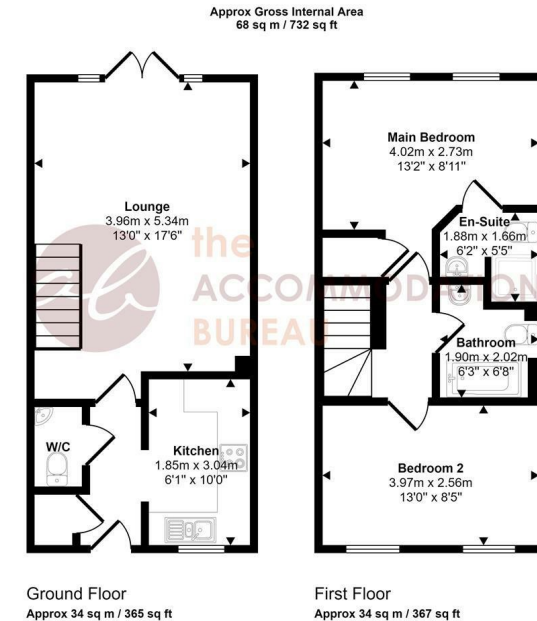
There is a low maintenance rear enclosed garden on two levels laid to chippings & there is a gate for rear access. There are two allocated parking spaces to the front. Gas central heating.

Energy Rating C (79). Council Tax Band B. Holding deposit £213. Total deposit £1,067.

Affordability guide: Based on a monthly rent of £925, you will need a combined household gross income of £27,750 per annum (£2,312 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £33,300 per annum.

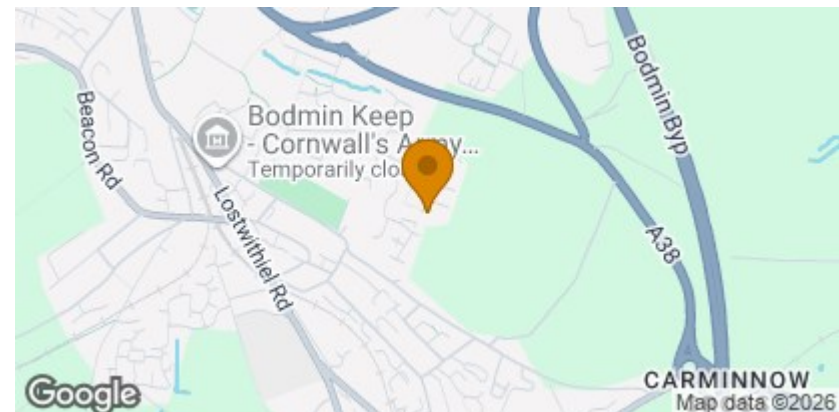
These figures are based on standard criteria set by our referencing provider and apply equally regardless of income source. Please contact us if you require any clarification.

Floorplan



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



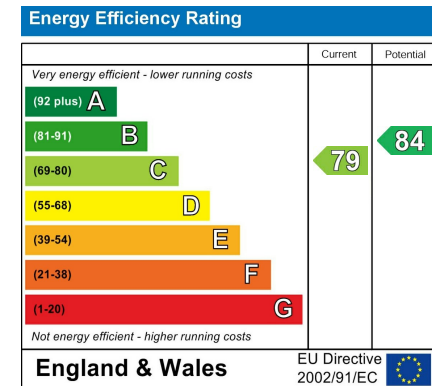
Features

Allocated Parking
 Kitchen With Appliances
 Gas Central Heating
 Energy Rating C
 Master En-Suite Bedroom
 Low Maintenance Garden
 Downstairs W.C.
 Bathroom With Shower Over

Letting Information

Rent: £925 Per Month
 Holding Deposit: 1 weeks' rent
 Total Deposit Required: £1,067
 Local Authority: Cornwall Council
 Council Tax Band: B
 Furnishing: Unfurnished
 Available From: 12th August 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.

