



 the
ACCOMMODATION
BUREAU

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£995 Per Month
St Marys Road, Bodmin, PL31

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Property Description

Three Storey 3 Bedroom House With Parking

A well maintained three bedroom house arranged over three floors, with an enclosed rear garden and allocated parking.

Located on St Mary’s Road on the western outskirts of Bodmin, the property is well placed for access to the town centre, local schools and everyday amenities. Bodmin also provides access to the A30 and routes towards Wadebridge and the north coast.

The front door leads into the hallway, with a downstairs W.C. and kitchen fitted with a built-in gas hob and electric oven, with space for further appliances. The lounge/diner has an under stairs cupboard and patio doors leading out to the rear garden.

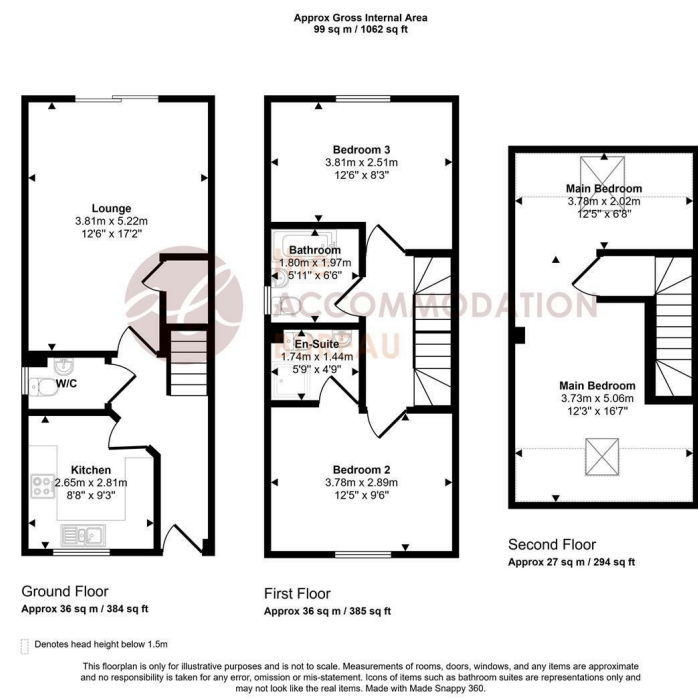
On the first floor are two double bedrooms, one with an en-suite shower room, along with the bathroom which has a shower attachment over the bath. The second floor provides a further large double bedroom with a dressing area.

The rear garden is enclosed and laid to patio over three levels, with various shrubs and a shed. A rear gate leads to the allocated parking space. The property has gas central heating throughout.

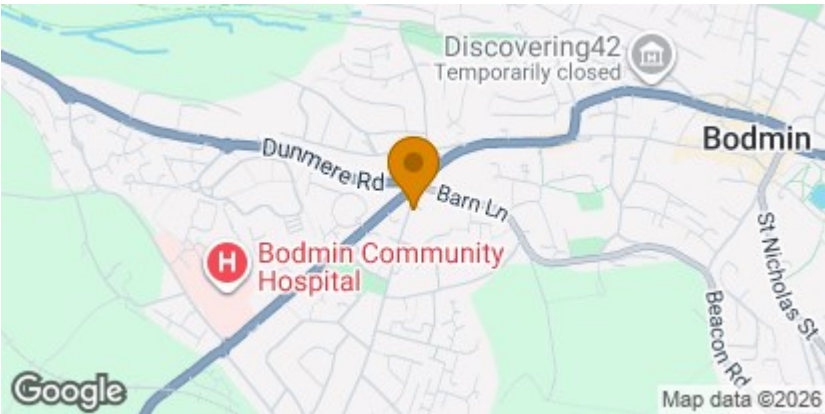
Energy Rating C (77). Council Tax Band B. Holding Deposit £229. Total Deposit £1,148.

Affordability guide: Based on a monthly rent of £995, you will need a combined household gross income of £29,850 per annum (£2,487.50 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £35,820 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



Location



Features

Three Storey House
Allocated Parking Space
Enclosed Rear Garden
Kitchen With Oven & Hob
Downstairs W.C.
En-Suite Shower Room
Council Tax Band B
Energy Rating C
Gas Central Heating
Garden With Shed

Letting Information

Rent: £995 Per Month
Holding Deposit: 1 weeks' rent
Total Deposit Required: £1,148
Local Authority: Cornwall Council
Council Tax Band: B
Furnishing: Unfurnished
Available From: 9th July 2026

Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

