





Property Description

Modern 4 Bedroom Detached House with Garage

Located in the popular village of Roche, this modern four bedroom detached house includes a garage and driveway parking to the rear, along with a small enclosed rear garden. The property is within easy reach of local shops, schools and amenities, and offers convenient access to the A30 and St Austell.

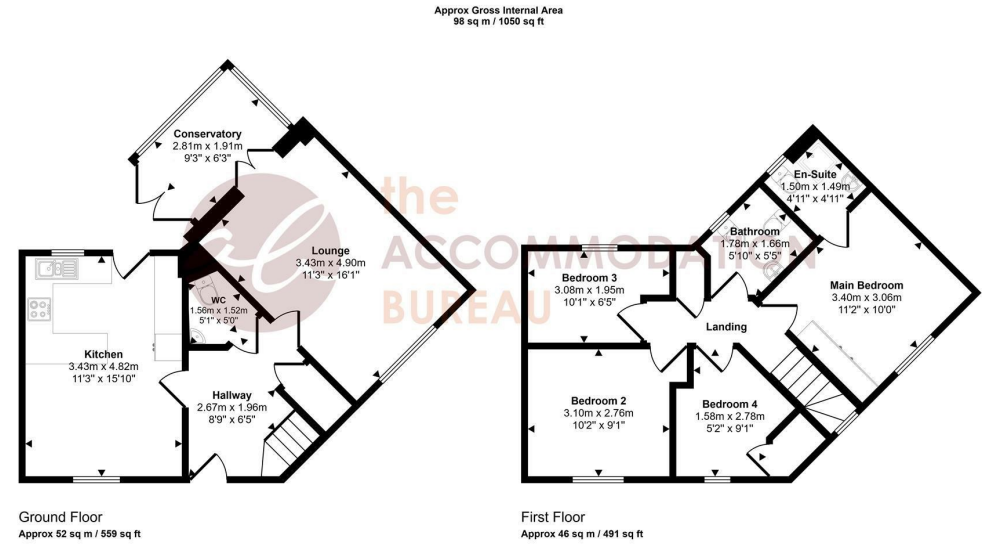
On the ground floor, the hallway has a downstairs W.C., leading to a spacious kitchen/diner with an integrated oven, hob, fridge/freezer and dishwasher, and a door opening to the rear garden. The lounge connects to a small conservatory, which also provides access to the garden.

Upstairs, there is a master bedroom with an ensuite shower room, one further double bedroom, two single bedrooms and a family bathroom. The property benefits from gas central heating.

Energy Rating C (76). Council Tax Band C. Holding deposit £253. Total Deposit £1,269.

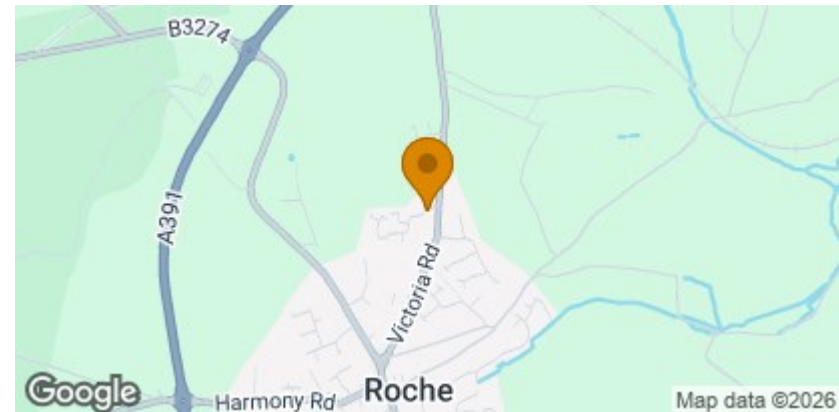
Affordability guide: Based on a monthly rent of £1,100, you will need a combined household gross income of £33,000 per annum (£2,750 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £39,600 per annum. These figures are based on standard criteria 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 Make Snappy 360.

Location



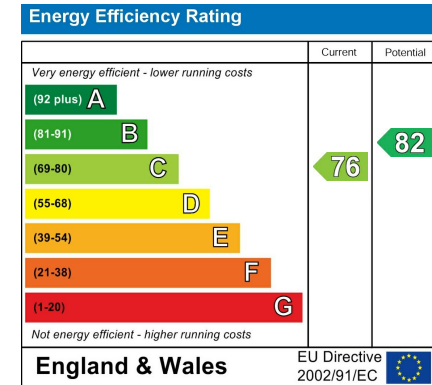
Features

- Detached Four Bedroom House
- Garage & Driveway
- Kitchen With Appliances
- Lounge & Conservatory
- Downstairs W.C.
- Ensuite Main Bedroom
- Gas Central Heating
- Enclosed Rear Garden
- Popular Village Location
- Council Tax Band C

Letting Information

Rent: £1,100 Per Month
 Holding Deposit: 1 weeks' rent
 Total Deposit Required: £1,269
 Local Authority: Cornwall Council
 Council Tax Band: C
 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.

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.

