



the
ACCOMMODATION
BUREAU



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.

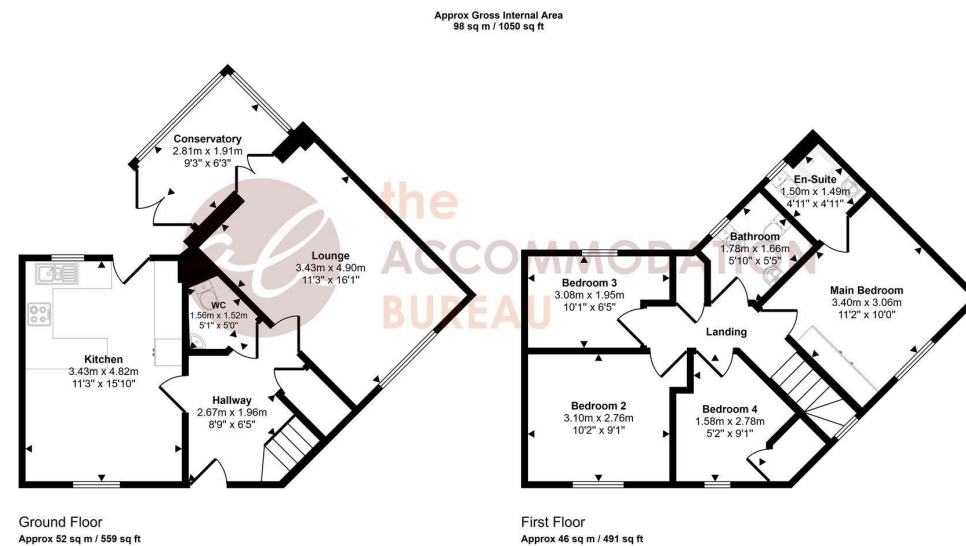
On the ground floor, the hallway has a downstairs W.C., leading to a spacious kitchen/diner with an integrated oven, hob, fridge/freezer and dishwasher, and a door opening to the rear garden. The lounge connects to a small conservatory, which also provides access to the garden.

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.

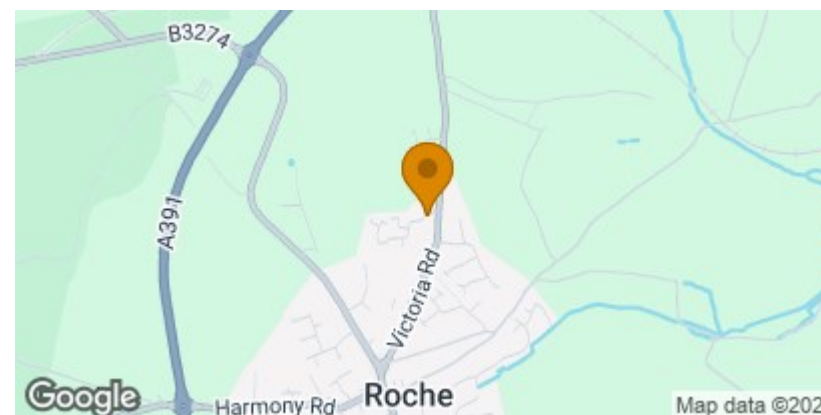
Energy Rating C (76). Council Tax Band C. Holding deposit £253. Total Deposit £1,269.

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



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

