



the
ACCOMMODATION
BUREAU

£625 Per Month

Market Street, Bodmin, PL31





Property Description

Newly Redecorated 1 Bedroom First Floor Flat

A light and airy one bedroom first floor flat with an open-plan living area, located in Bodmin town centre.

The property is situated just off Fore Street, with a very short walk to the town centre and local amenities. External steps lead to the private front door.

The entrance opens into a hallway with access to the open-plan lounge and kitchen. The kitchen includes an electric oven and hob, with plumbing for a washing machine. The accommodation also includes a double bedroom and a bathroom with an electric shower over the bath.

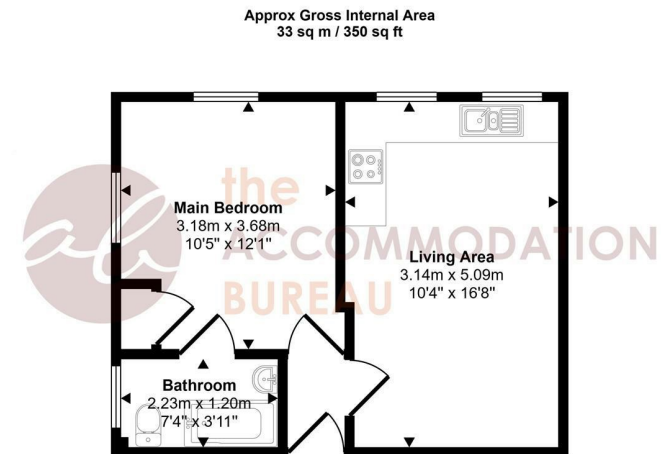
The property has electric heating throughout. Unfortunately there is no allocated parking, although on-street parking is available nearby.

The flat has just been redecorated, new carpets and electric heating.

Energy Rating D (58). Council Tax Band A. Holding Deposit £144. Total Deposit £721.

Affordability guide: Based on a monthly rent of £625, you will need a combined household gross income of £18,750 per annum (£1,563 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £22,500 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.

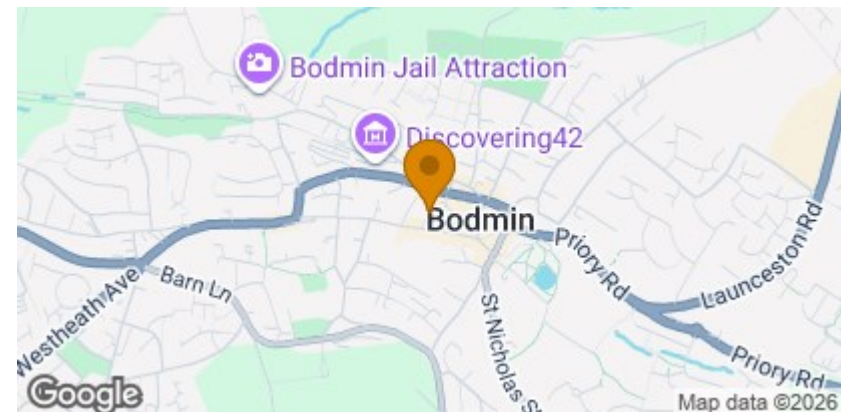
Floorplan



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

Newly Redecorated Throughout
 First Floor Flat
 New Flooring
 Open-Plan Lounge And Kitchen
 Electric Heating
 Council Tax Band A
 Shower Over Bath
 Town Centre Location

Letting Information

Rent: £625 Per Month
 Holding Deposit: 1 weeks' rent
 Total Deposit Required: £721
 Local Authority: Cornwall Council
 Council Tax Band: A
 Furnishing: Unfurnished
 Available From: 7th August 2026

Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	62
(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.

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