



the
ACCOMMODATION
BUREAU



Property Description

Spacious 2 Bedroom First Floor Flat With Gas Central Heating

Set within walking distance of Bodmin town centre, the property has two double bedrooms, a large open-plan living area and gas central heating.

Tucked away at the rear of the building, the flat is accessed by an external wrought-iron staircase leading to a balcony entrance area. There is no allocated parking, although on-street parking is available to the front of the building.

The flat door opens directly into a spacious open-plan lounge, kitchen and dining area. The kitchen has space for appliances. There are two double bedrooms and a bathroom with a shower over the bath.

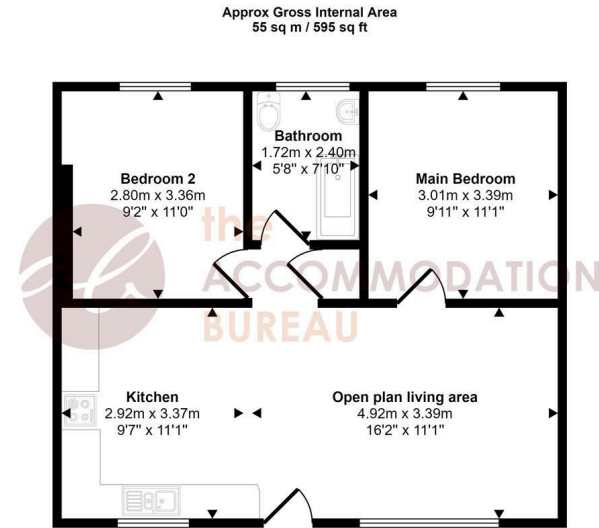
The property has gas central heating and double-glazed windows throughout.

Bodmin has a range of shops, supermarkets, schools and local amenities, with access to surrounding areas of Cornwall via the A30.

Energy Rating C (78). Council Tax Band A. Holding Deposit £184. Total Deposit £923.

Affordability guide: Based on a monthly rent of £800, you will need a combined household gross income of £24,000 per annum (£2,000 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £28,800 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.

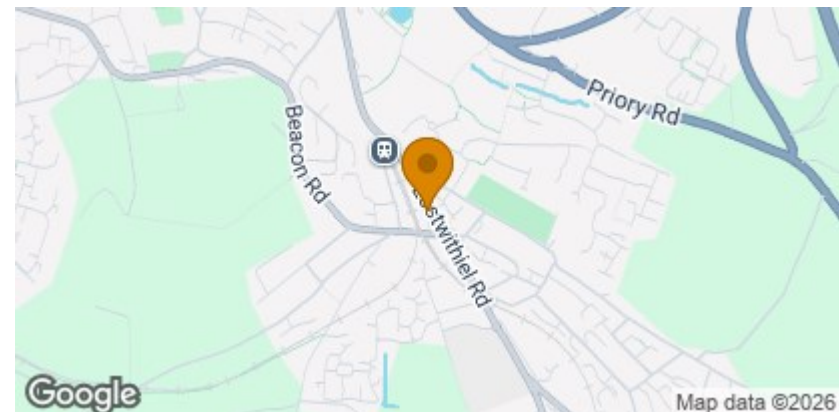
Floorplan



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



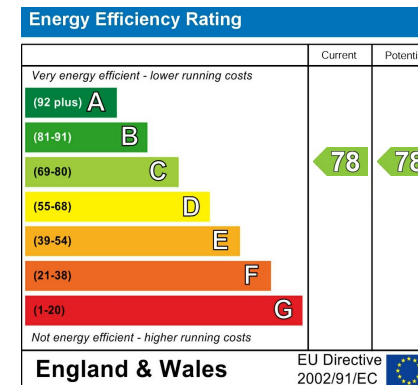
Features

Spacious First Floor Flat
Two Double Bedrooms
Bathroom With Shower Over
Gas Central Heating
Street Parking
Council Tax Band A
Energy Rating C
Walking Distance To Town Centre

Letting Information

Rent: £800 Per Month
Holding Deposit: 1 weeks' rent
Total Deposit Required: £923
Local Authority: Cornwall Council
Council Tax Band: A
Furnishing: Unfurnished
Available From: 12th October 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.

