





Property Description

An Impressive 4 Bedroom Detached Home With Driveway And Gardens

A spacious four bedroom detached house with driveway parking, an additional reception room and enclosed gardens, within walking distance of Lostwithiel town centre.

The property is situated on a quiet residential estate, with driveway parking to the front and gardens laid mainly to lawn. The rear garden also includes a patio area and can be accessed from both the lounge and conservatory.

The entrance hall leads to a downstairs W.C. and lounge with an electric fire and French doors to the garden. The newly fitted kitchen includes an integrated double oven, gas hob, fridge freezer, dishwasher and washing machine, with an archway opening into the dining room and conservatory. The converted garage provides a spacious additional reception room, study or playroom.

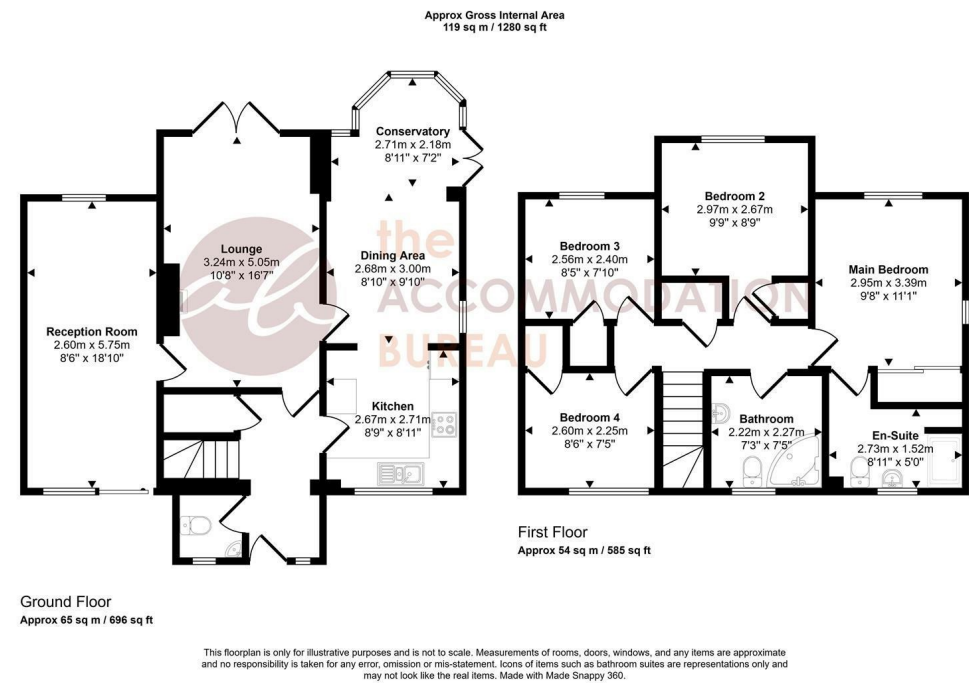
Upstairs, the main bedroom has fitted wardrobes and an en-suite shower room. There are two further double bedrooms, one single bedroom and a family bathroom. The property has new flooring, has been redecorated throughout and benefits from gas central heating and double glazing.

Lostwithiel is a historic riverside town with a range of independent shops, cafés, schools and a mainline railway station.

Energy Rating C (72). Council Tax Band E. Holding Deposit £346. Total Deposit £1,730.

Affordability guide: Based on a monthly rent of £1,500, you will need a combined household gross income of £45,000 per annum (£3,750 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £54,000 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



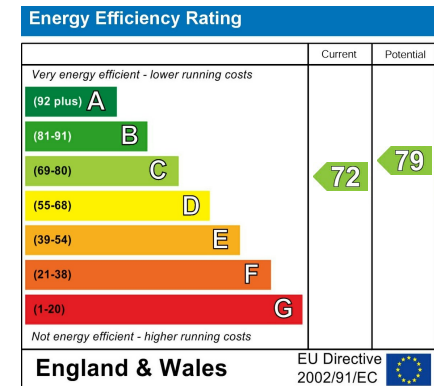
## Features

Four Bedroom Detached House  
 Quiet Residential Estate  
 Driveway Parking  
 Newly Fitted Kitchen  
 Dining Room  
 Conservatory With Garden Access  
 Additional Reception Room  
 Main Bedroom With En-Suite  
 Gas Central Heating  
 Easy Walk To Town

## Letting Information

Rent: £1,500 Per Month  
 Holding Deposit: 1 weeks' rent  
 Total Deposit Required: £1,730  
 Local Authority: Cornwall Council  
 Council Tax Band: E  
 Furnishing: Unfurnished  
 Available From: 7th August 2026

## Energy Efficiency Rating



For further information, please call The Accommodation Bureau on 01208 78480.

7 Turf Street, Bodmin, PL31 2DJ. [bodmin@theaccommodationbureau.com](mailto:bodmin@theaccommodationbureau.com).

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