





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.

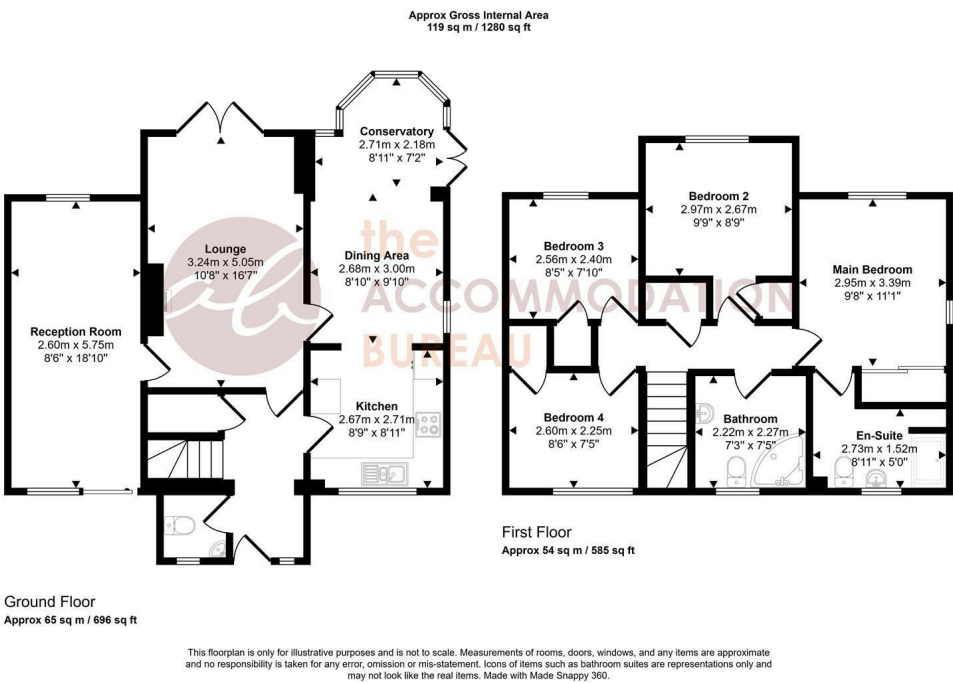
Upstairs, the main bedroom has fitted wardrobes and an en-suite shower room. There are two further double bedrooms, one single bedroom and a family bathroom. The property has new flooring, has been redecorated throughout and benefits from gas central heating and double glazing.

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 £323. Total Deposit £1,615.

Affordability guide: Based on a monthly rent of £1,400, you will need a combined household gross income of £42,000 per annum (£3,500 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £50,400 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



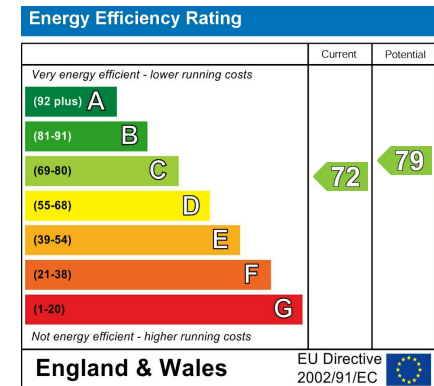
Features

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: £1,400 Per Month
 Holding Deposit: 1 weeks' rent
 Total Deposit Required: £1,615
 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.

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