



the
ACCOMMODATION
BUREAU



Property Description

3 bedroom modern house close to Bodmin College and leisure centre.

Family home consisting of: entrance hall with door through to lounge. Kitchen with gas hob & electric oven and door to garden. Utility area and cloakroom.

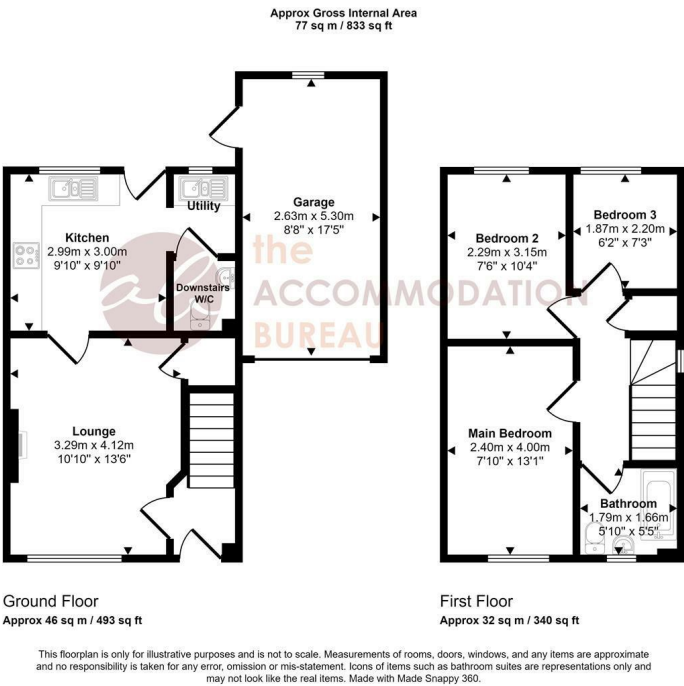
Upstairs: 2 double bedrooms and 1 single bedroom. Bathroom with mixer shower over.

Gas central heating. Front garden laid to lawn. Fully enclosed rear garden with lawn and decked area and door to garage. Single garage with light and power & driveway parking for 2 cars.

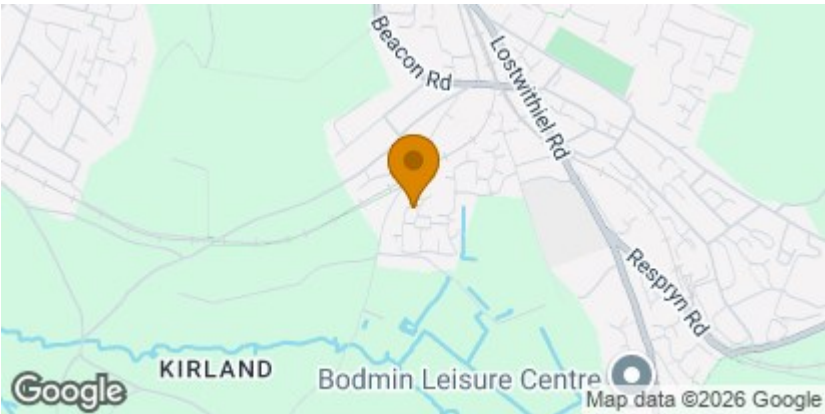
Energy Rating C (72). Council Tax Band B. Holding Deposit £230. Total Deposit £1153.

Affordability guide: Based on a monthly rent of £1,000, you will need a combined household gross income of £30,000 per annum (£2,500 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £36,000 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

Semi-Detached House
Gas Central Heating
Garage & Driveway
Close To Bodmin College

Letting Information

Rent: £1,000 Per Month
Holding Deposit: 1 weeks' rent
Total Deposit Required: £1,153
Local Authority: Cornwall Council
Council Tax Band: B
Furnishing: Unfurnished
Available From: 8th September 2026

Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		72	
(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.

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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.

