





## Property Description

A 3 bedroom semi-detached house in a popular area.

Located on a quiet development, this well maintained property comprises an entrance hall which leads through to the lounge which has a bay window. The modern kitchen/diner comes with a double oven gas cooker and there is plumbing for a washing machine & dishwasher.

Upstairs are two double bedrooms with built-in wardrobes. There is one single bedroom with a built-in cupboard. The bathroom has a shower over the bath. Gas central heating & double glazing.

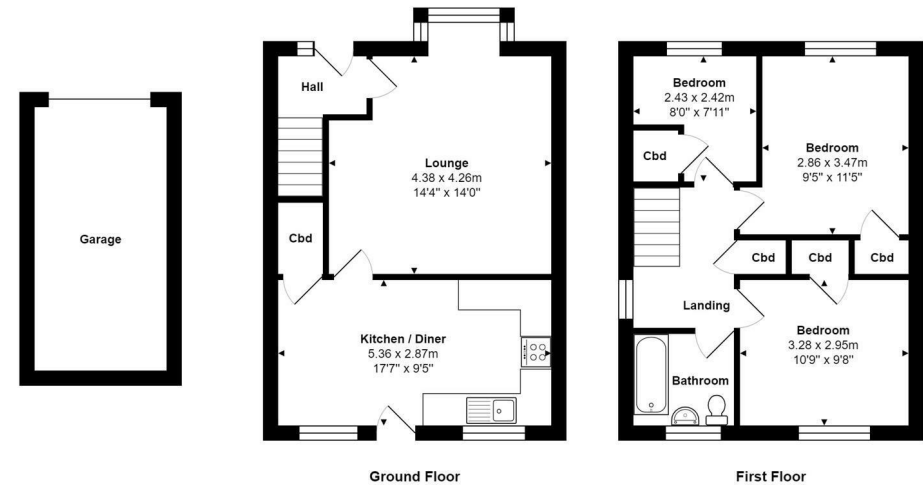
There is a garage (with electric door) & driveway parking. The front garden is laid to lawn and the enclosed rear garden has a patio and lawn.

Energy Rating C (73). Council Tax Band C. Holding deposit £242. Deposit £1211.

Affordability guide: Based on a monthly rent of £1,050, you will need a combined household gross income of £31,500 per annum (£2,625 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £37,800 per annum.

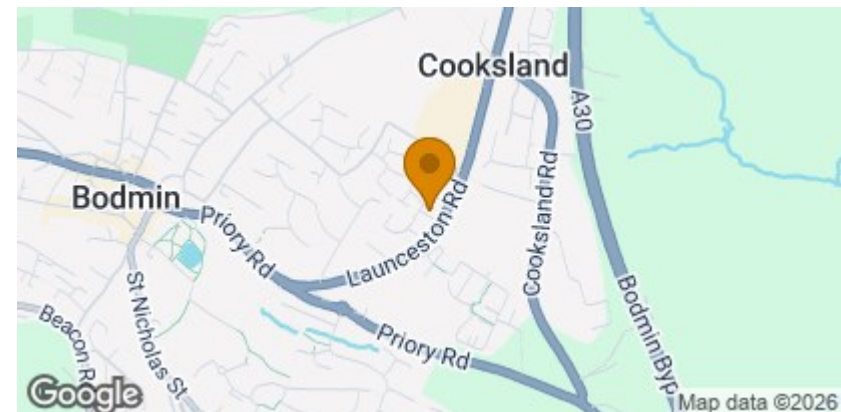
These figures are based on standard criteria set by our referencing provider and apply equally regardless of income source. Please contact us if you require any clarification.

## Floorplan



All measurements are approximate and for display purposes only.

## Location



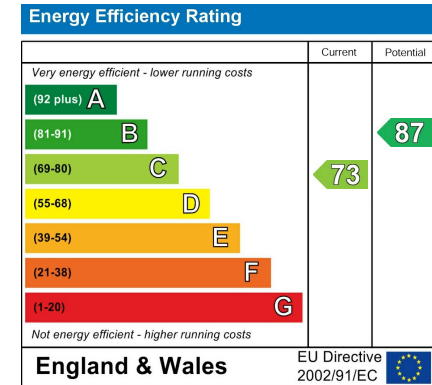
## Features

- 3 Bedroom House
- Gas Central Heating
- Energy Rating C
- Garage & Driveway
- Popular Area
- Bathroom With Shower

## Letting Information

- Rent: £1,050 Per Month
- Holding Deposit: 1 weeks' rent
- Total Deposit Required: £1,211
- Local Authority: Cornwall Council
- Council Tax Band: C
- Furnishing: Unfurnished
- Available From: 13th July 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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