



the
ACCOMMODATION
BUREAU

£1,200 Per Month

Cleaveland, Wadebridge, PL27





Property Description

A 4 bedroom semi-detached home located in a residential area of Wadebridge. The property underwent an extensive upgrade just over two years ago, with a new kitchen and bathroom.

Upon entering the property through the front door, you will find a hallway with a downstairs W.C and two hallway cupboards, providing additional storage space. The kitchen diner is stylish and includes an electric cooker and room for other appliances. It also benefits from a useful walk-in cupboard. The living room is a comfortable living space. Please note, the windows in this room have now been replaced with patio doors.

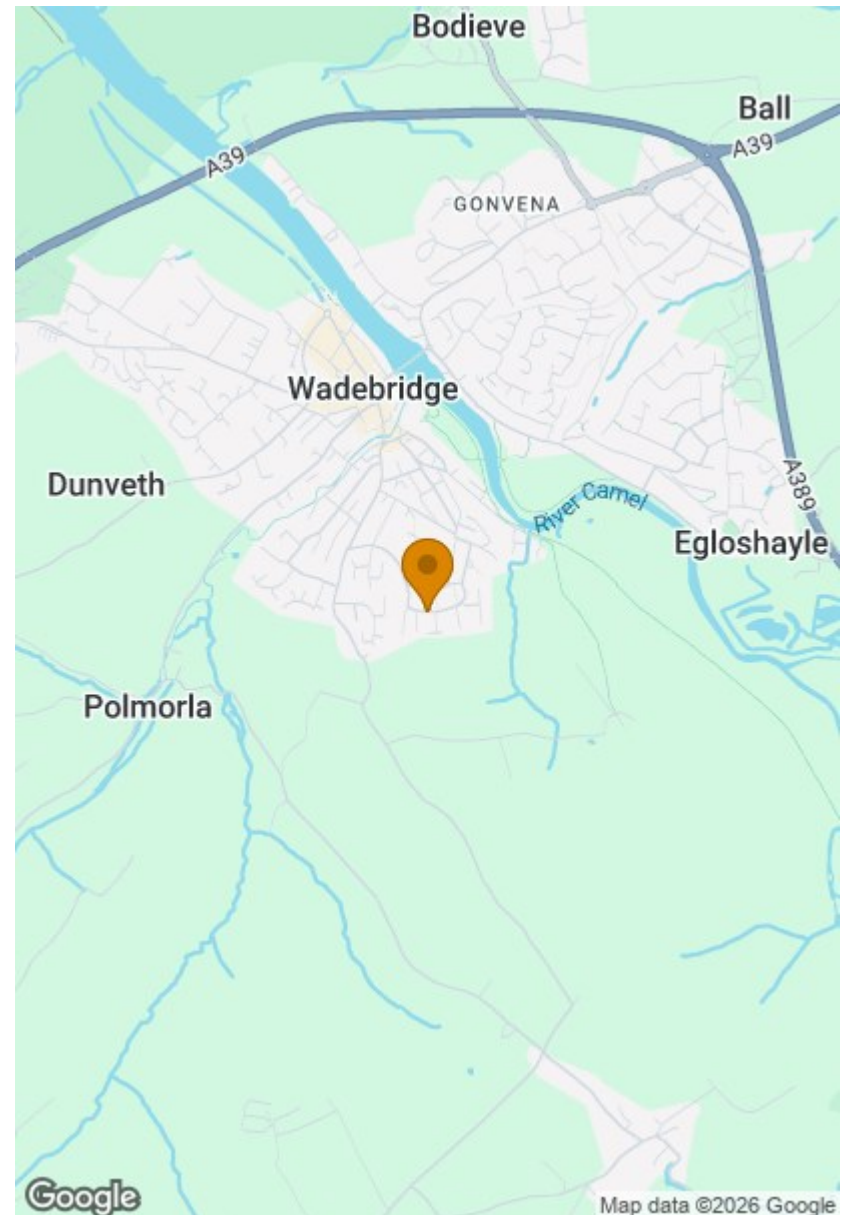
Moving upstairs, there are four bedrooms and the bathroom includes an electric shower over the bath.

To the front of the property, there is a small lawned garden and to the rear, there is a garden with a driveway and garage. The rear garden is low maintenance and laid to chippings. The garage has light and power and there is also additional parking at the rear of the house.

Electric heaters throughout. Energy rating E (43). Council Tax Band B. Holding Deposit £276. Total Deposit £1,384.

Affordability guide: Based on a monthly rent of £1,200, you will need a combined household gross income of £36,000 per annum (£3,000 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £43,200 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.

Location



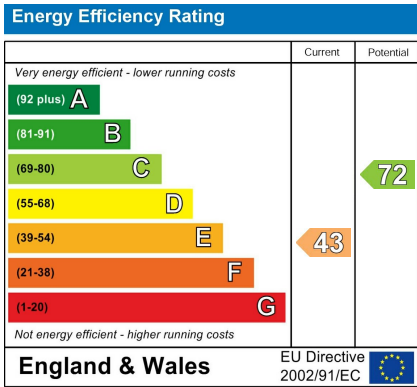
Features

- Garage & Driveway
- Electric Heating
- Bathroom With Shower
- Council Tax Band B
- Low Maintenance Garden
- Bath With Electric Shower

Letting Information

Rent: £1,200 Per Month
Holding Deposit: 1 weeks' rent
Total Deposit Required: £1,384
Local Authority: Cornwall Council
Council Tax Band: B
Furnishing: Unfurnished
Available From: 9th November 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

