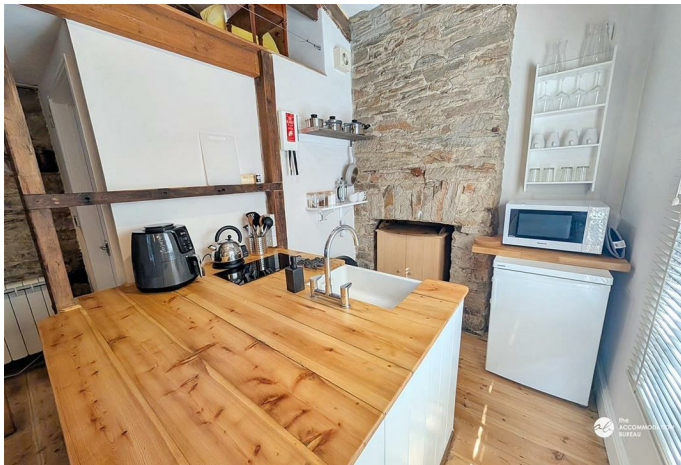






Property Description

A charming, furnished annexe with an allocated parking space.

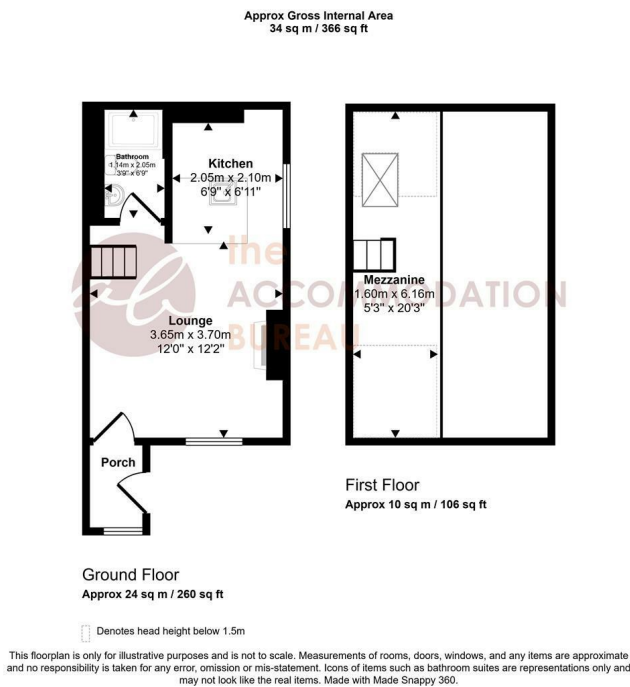
This fascinating historic property is located only a short walk to the town centre and due it's size, would ideally suit a single occupier. Inside, 'The Surgery' comprises of the front door leading into a small porch. Lounge with wooden floor and exposed stone walls with wood burning stove. A wooden ladder from the lounge leads up to a mezzanine sleeping area. Kitchenette with a two ring hob & microwave. Newly fitted shower room with underfloor heating.

To the side of the property is a private courtyard laid to chippings. Allocated parking space for one car.

Energy Rating E (39). Council Tax Band A. Holding Deposit £121. Total Deposit £605.

Affordability guide: Based on a monthly rent of £525, you will need a combined household gross income of £15,700 per annum (£1,312.50 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £18,900 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

- Historic Building
- Mezzanine Sleeping Area
- Allocated Parking Space
- Private Courtyard Garden
- Short Walk Into Town
- Council Tax Band A
- Wood Burning Stove

Letting Information

- Rent: £525 Per Month
- Holding Deposit: 1 weeks' rent
- Total Deposit Required: £605
- Local Authority: Cornwall Council
- Council Tax Band: A
- Furnishing: Furnished
- Available From: 7th September 2026

Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(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.
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.

