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ACCOMMODATION  
BUREAU

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**£1,250 Per Month**  
Treglines, St Minver, Wadebridge, PL27

 4  2  1  E



## Property Description

A 4-bedroom semi-detached farmhouse in a highly desirable location.

In a peaceful location, Treglines House is full of character & is only approximately 1.5 miles from Polzeath Beach. Inside, the property consists of a hallway, kitchen/diner with an electric oven & hob and space for a fridge/freezer & dishwasher. The lounge has a feature ornamental fireplace. There is also a utility room with a door to the rear of the property.

Upstairs there are 4 bedrooms, 1 large double bedroom with an ensuite shower room, 2 further double bedrooms & 1 single bedroom. The family bathroom has an electric shower over the bath. There is also a storage cupboard and an airing cupboard containing the hot water tank.

There is electric night storage heating throughout the property. Outside, there is an enclosed lawned garden to the front as well as a courtyard at the rear of the property that can be accessed through the back of the property or through the parking area. Allocated parking is located at the rear of the property.

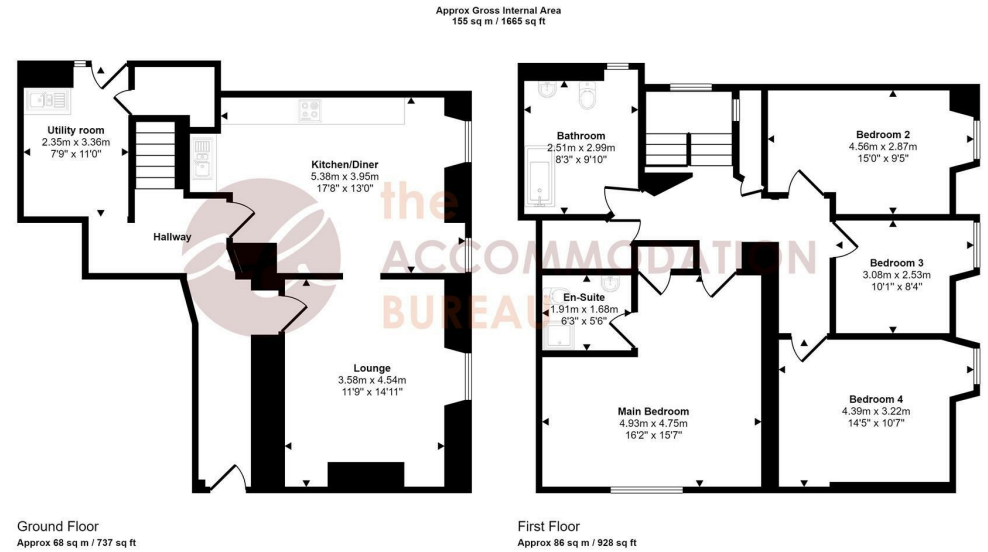
The rent includes water/sewerage charges. Energy Rating E (51). Council Tax Band C. Holding deposit £288. Total deposit £1,440.

Affordability guide: Based on a monthly rent of £1,250, you will need a combined household gross income of £37,500 per annum (£3,125 per month) to pass our referencing checks.

If a guarantor is required, they will need a gross income of £45,000 per annum.

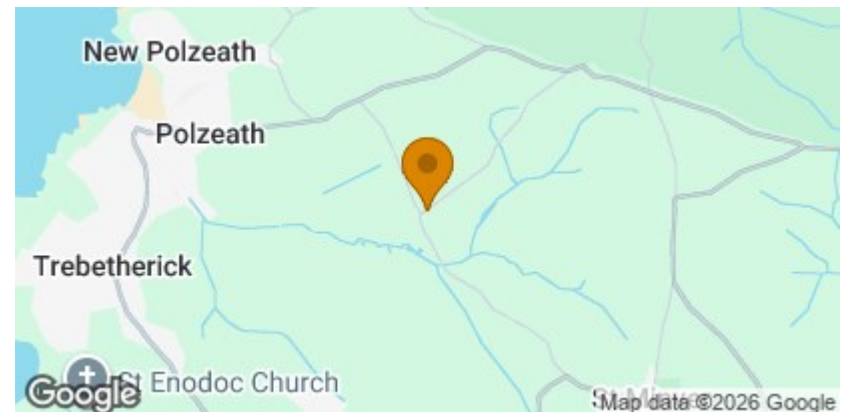
These figures are based on standard criteria set by our referencing provider and apply equally regardless of income source. Please contact us if you require any clarification.

## Floorplan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Location



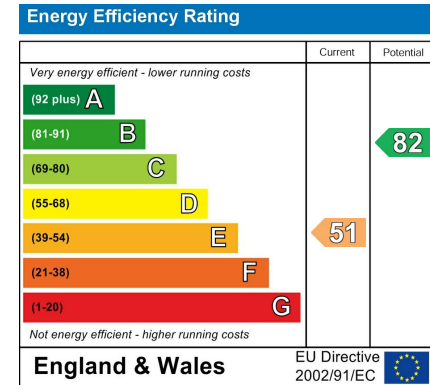
## Features

- Rural Location
- Allocated Parking
- Main Bedroom With En-Suite
- Utility Room
- Council Tax Band C
- Electric Heating

## Letting Information

- Rent: £1,250 Per Month
- Holding Deposit: 1 weeks' rent
- Total Deposit Required: £1,440
- Local Authority: Cornwall Council
- Council Tax Band: C
- Furnishing: Unfurnished
- Available From: 18th May 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).

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.

