



the
ACCOMMODATION
BUREAU



Property Description

Two Bedroom Duplex Apartment With Parking And Courtyard.

Within walking distance of Wadebridge town centre, this well presented two bedroom duplex apartment features one allocated parking space and an enclosed courtyard with storage shed. The property has just been redecorated throughout.

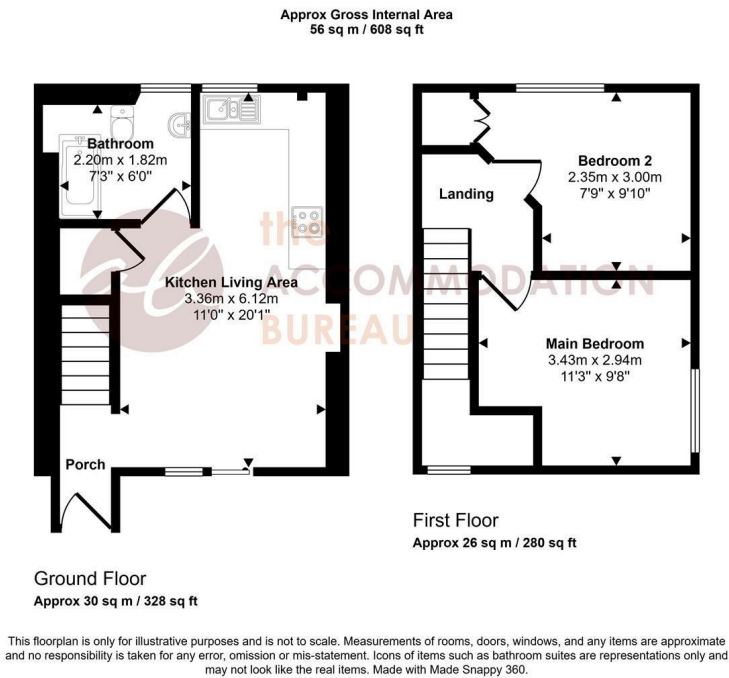
The accommodation is entered into an open plan kitchen, dining and living area. The kitchen is fitted with a gas hob, electric oven, fridge, slimline dishwasher and washer/dryer. Patio doors from the living area lead out to the enclosed courtyard which has a storage shed. The ground floor also has a bathroom with a mains-fed shower over the bath.

Upstairs, the landing leads to two bedrooms, one with built-in wardrobes. The property has gas central heating throughout and benefits from a skylight in the living area providing additional natural light.

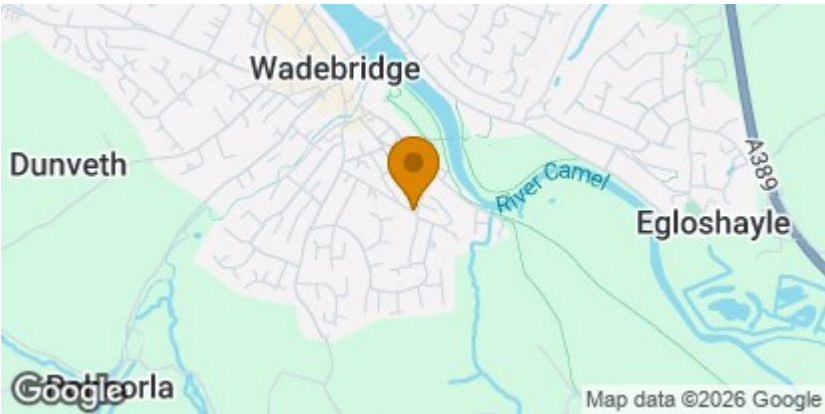
Energy Rating C (73). Council Tax Band B. Deposit £1035. Sorry, no sharers, smokers or pets.

Wadebridge is a thriving town situated on the banks of the River Camel, close to the north Cornwall coast. The town has a good range of local shops, supermarkets, schools and leisure facilities. The Camel Trail, a popular cycling and walking route, runs through the town and provides easy access to Padstow and Bodmin. The coastal resorts of Rock, Polzeath and Port Isaac are all within easy reach.

Floorplan



Location



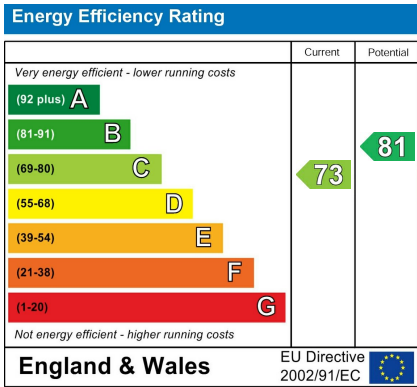
Features

- Open Plan Kitchen Living Area
- One Allocated Parking Space
- Two Bedroom Duplex Apartment
- Gas Central Heating
- Energy Rating C
- Kitchen With Integrated Appliances
- Bathroom With Shower Over Bath
- Enclosed Courtyard With Shed
- Walking Distance To Town Centre
- Council Tax Band B

Letting Information

Rent: £900 Per Calendar Month
Holding Deposit: £100
Total Deposit Required: £1,035
Local Authority: Cornwall Council
Council Tax Band: B
Furnishing: Unfurnished
Available From: 16th February 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.

