



 the
ACCOMMODATION
BUREAU

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£1,100 Per Month
College Green, Bodmin, PL31

 3  2  2  C



Property Description

Modern 3 Bedroom Home Town House with Garage

Located on a popular development close to Bodmin College and the leisure centre, this three bedroom property features a single garage, enclosed garden, and spacious accommodation set over three floors.

The front door opens into an entrance hall with a downstairs W.C. A door from the hallway leads into the main living space, which combines the lounge, dining area, and kitchen. The kitchen is fitted with a gas hob, electric oven, and has space for a washing machine and fridge freezer. French doors from the lounge area open onto the rear garden.

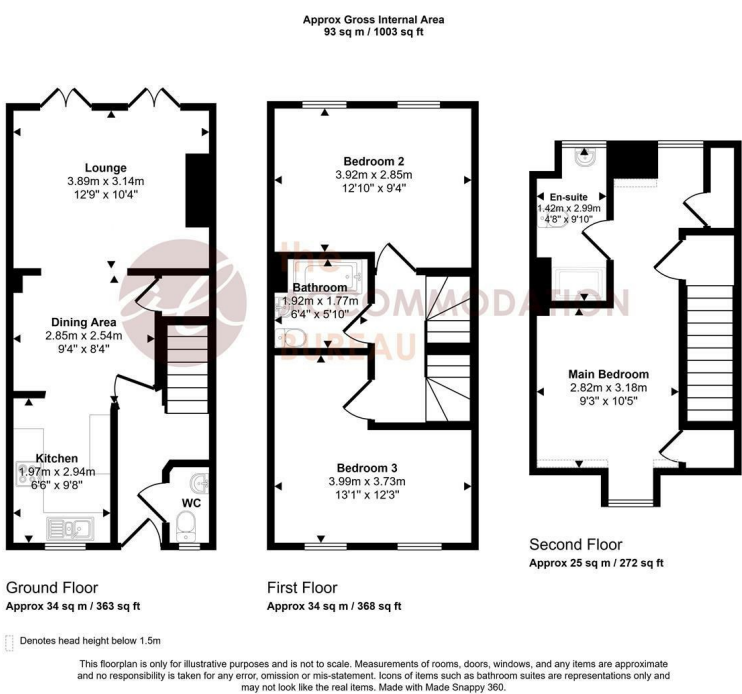
The first floor comprises two double bedrooms and a family bathroom. The main bedroom is on the second floor, which includes a dressing area and en-suite shower room (with mains-fed shower).

The rear garden has a small patio, chipped area and decked area with rear gate. There is also a single garage (no light or power) with a parking space in front.

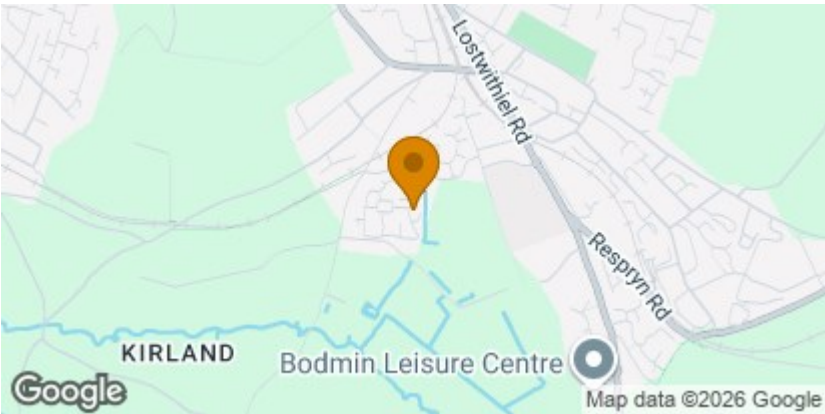
Energy Rating C (76). Council Tax Band C. Holding Deposit £253. Total Deposit £1,269.

Affordability guide: Based on a monthly rent of £1,100, you will need a combined household gross income of £33,000 per annum (£2,750 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £39,600 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

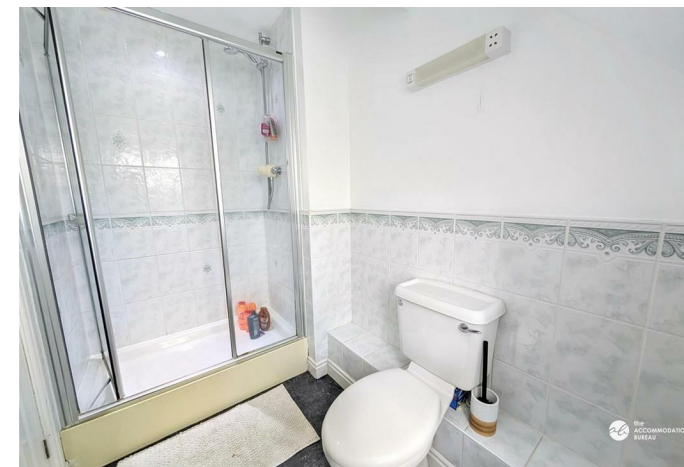
3 Storey Townhouse
Main Bedroom with En-Suite
Kitchen With Oven & Hob
Garage
Gas Central Heating
Council Tax Band C
Downstairs W.C.
Energy Rating C
Close To Bodmin College
Open Plan Lounge/Dining/Kitchen

Letting Information

Rent: £1,100 Per Month
Holding Deposit: 1 weeks' rent
Total Deposit Required: £1,269
Local Authority: Cornwall Council
Council Tax Band: C
Furnishing: Unfurnished
Available From: 7th August 2026

Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	80
(55-68) D			
(39-54) E			
(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.

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