

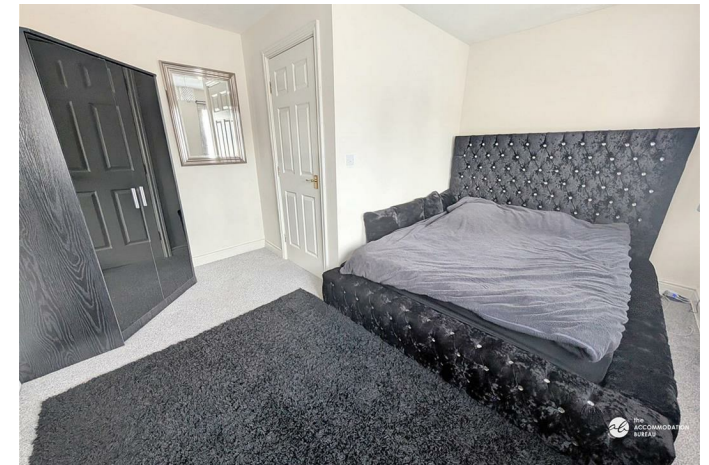


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ACCOMMODATION  
BUREAU

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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.

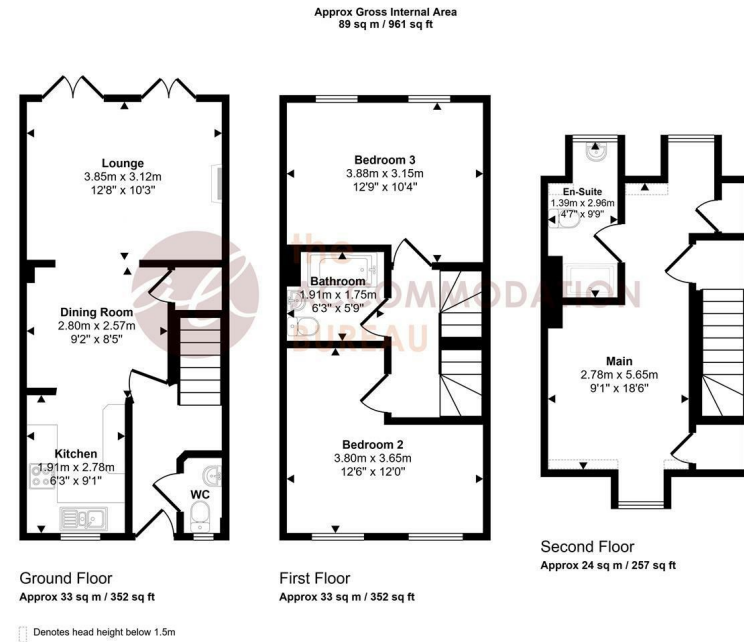
Energy Rating C (76). Council Tax Band C. Holding Deposit £253. Total Deposit £1,269.

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.

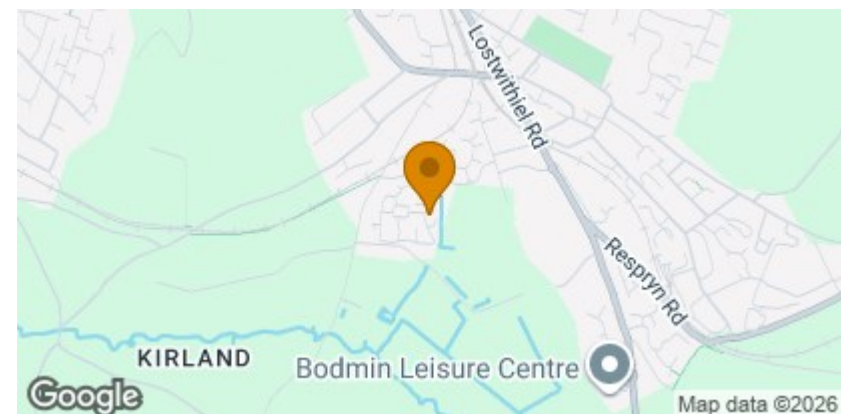
These figures are based on standard criteria set by our referencing provider and apply equally regardless of income source. Please contact us if you require any clarification.

## Floorplan



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



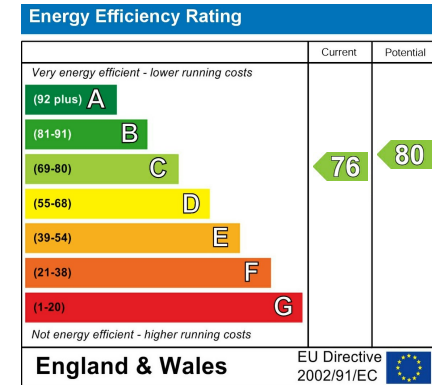
## Features

- 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



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.

