



 the
ACCOMMODATION
BUREAU

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£800 Per Month
Berry Towers, Bodmin, PL31

 2  1  1  E



Property Description

A spacious two bedroom apartment in a quiet residential area.

This large two bedroom apartment is located on a quiet development yet within easy reach of the town centre. The property comprises of steps leading up to the front door which leads into a large entrance porch. Stairs lead up to the spacious open plan lounge/diner with laminate flooring. The kitchen includes a built-in electric oven & hob plus an integrated fridge. There is a cupboard with a washing machine.

There are two double bedrooms, both with built-in wardrobes. The fully tiled bathroom has a shower over the bath.

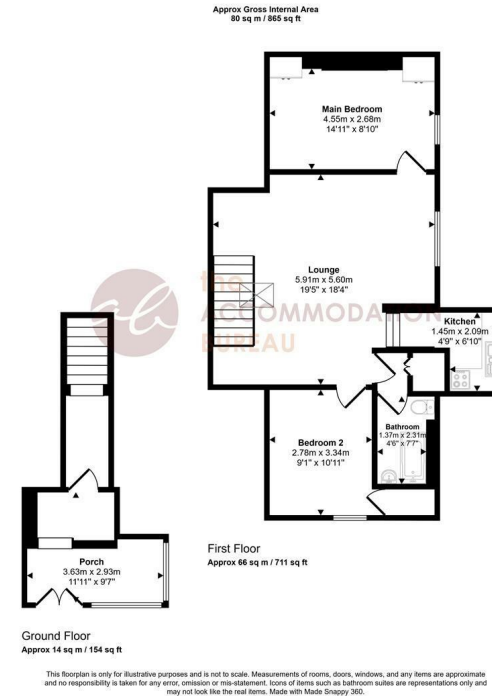
Electric night storage heating. One allocated parking space.

Energy Rating E (47). Council Tax Band A. Holding Deposit £184. Total Deposit £923.

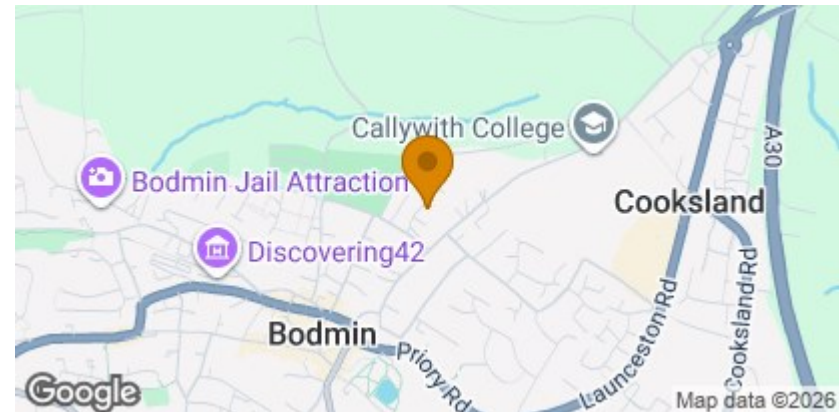
Affordability guide: Based on a monthly rent of £800, you will need a combined household gross income of £24,000 per annum (£2,000 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £28,800 per annum.

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

- Large Two Bedroom Flat
- Quiet Residential Area
- Allocated Parking
- Built In Wardrobes
- Council Tax Band A
- Energy Rating E

Letting Information

- Rent: £800 Per Month
- Holding Deposit: 1 weeks' rent
- Total Deposit Required: £923
- Local Authority: Cornwall Council
- Council Tax Band: A
- Furnishing: Unfurnished
- Available From: 29th June 2026

Energy Efficiency Rating

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 71 |
| (55-68) D | | 47 | |
| (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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

