



the
ACCOMMODATION
BUREAU



Property Description

A well maintained semi-detached 2 bedroom house. Located only a short walk to the town centre and local amenities including a primary school, this 2 bedroom house would be ideally suited to a couple or family. Inside, the property comprises of the front door leading into the hallway with a downstairs W.C. and boiler cupboard.

The kitchen/diner has an integrated electric oven, hob, fridge/freezer and space for a washing machine. There is also room for a small dining table. A few stairs lead up to the lounge which has laminate flooring and French doors leading to the rear garden.

Further stairs lead up to the bathroom which has an electric shower over the bath. There are 2 double bedrooms which both have built in wardrobes.

The rear enclosed garden is laid completely to patio and has a rear gate leading to the allocated parking space. Gas central heating.

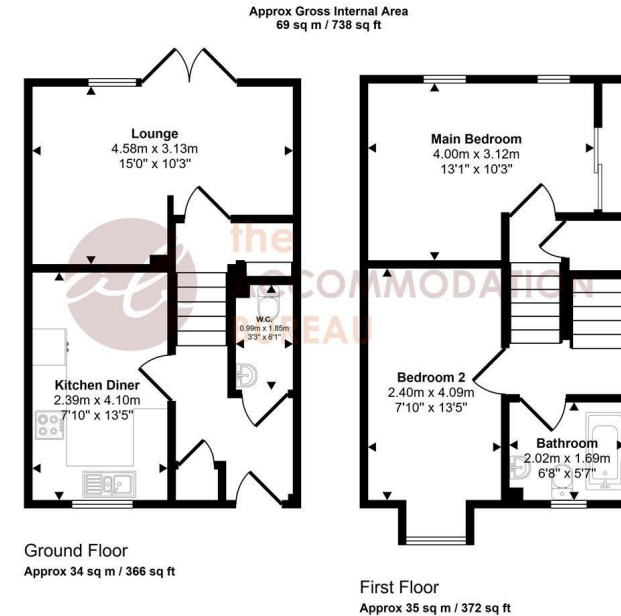
Energy Rating C (78). Council Tax Band B. Holding deposit £206. Total deposit £1,030.

Affordability guide: Based on a monthly rent of £895, you will need a combined household gross income of £26,850/ per annum (£2,237.50 per month) to pass our referencing checks.

If a guarantor is required, they will need a gross income of £32,220 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



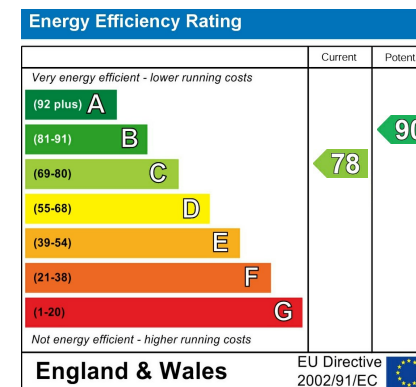
Features

Close To The Town
Gas Central Heating
Two Bedrooms
Allocated Parking Space
Kitchen With Oven & Hob
Council Tax Band B

Letting Information

Rent: £895 Per Calendar Month
Holding Deposit: £100
Total Deposit Required: £1,030
Local Authority: Cornwall Council
Council Tax Band: B
Furnishing: Unfurnished
Available From: 5th June 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

