



Egloshayle Road, Wadebridge, PL27

£995 Per Calendar Month



Property Description

A light and spacious ground floor two bedroom waterside apartment. Enjoying a lovely location with river views and within an easy walk of Wadebridge town centre.

Inside, the apartment comprises of a large hallway with storage cupboards. Double glass doors lead into the open plan lounge/kitchen/diner. Includes a quality kitchen with granite worktops, gas hob & electric oven, integrated dishwasher, fridge/freezer and washing machine. French doors lead out onto the small balcony with river views.

Master bedroom with dressing area with built in wardrobes and ensuite shower room with French doors leading onto the balcony. Further double bedroom with built in wardrobes. Main bathroom.

Double glazed windows and gas central heating throughout. Entrance telephone security system. Secure underground parking with one allocated parking space, plus visitor parking. Basement storage area. A lift is available from the parking area.

Energy Rating C (80). Council Tax Band D. Holding Deposit £229. Total Deposit £1,148.

Affordability guide: Based on a monthly rent of £995, you will need a combined household gross income of £29,850 per annum (£2,487.50 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £35,820 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



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



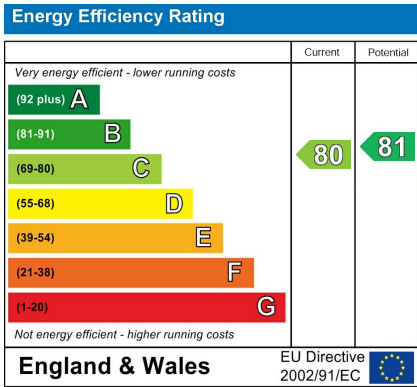
Features

- Waterside apartment
- Balcony from lounge and bedroom
- Underground secure parking
- Built in appliances
- Gas central heating
- Master bedroom with dressing area
- Level walk to town centre

Letting Information

- Rent: £995 Per Calendar Month
- Holding Deposit: 1 weeks' rent
- Total Deposit Required: £1,148
- Local Authority: Cornwall Council
- Council Tax Band: D
- Furnishing: Unfurnished
- Available From: 20th July 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.

