





Property Description

Three storey family home is located on a popular development close to Bodmin College.

Immediately to the side of the house is a single garage and a driveway in front with parking for one car. The house is accessed by a few steps up to the front door. You enter into a small hallway with a downstairs W.C. The large open plan lounge/kitchen/diner is a flexible living space. The kitchen includes a gas hob and an electric oven and there is space for an under-counter fridge and a washing machine. For storage, there is a cupboard under the stairs. Two doors from the living space open into the conservatory which has a door to the back garden.

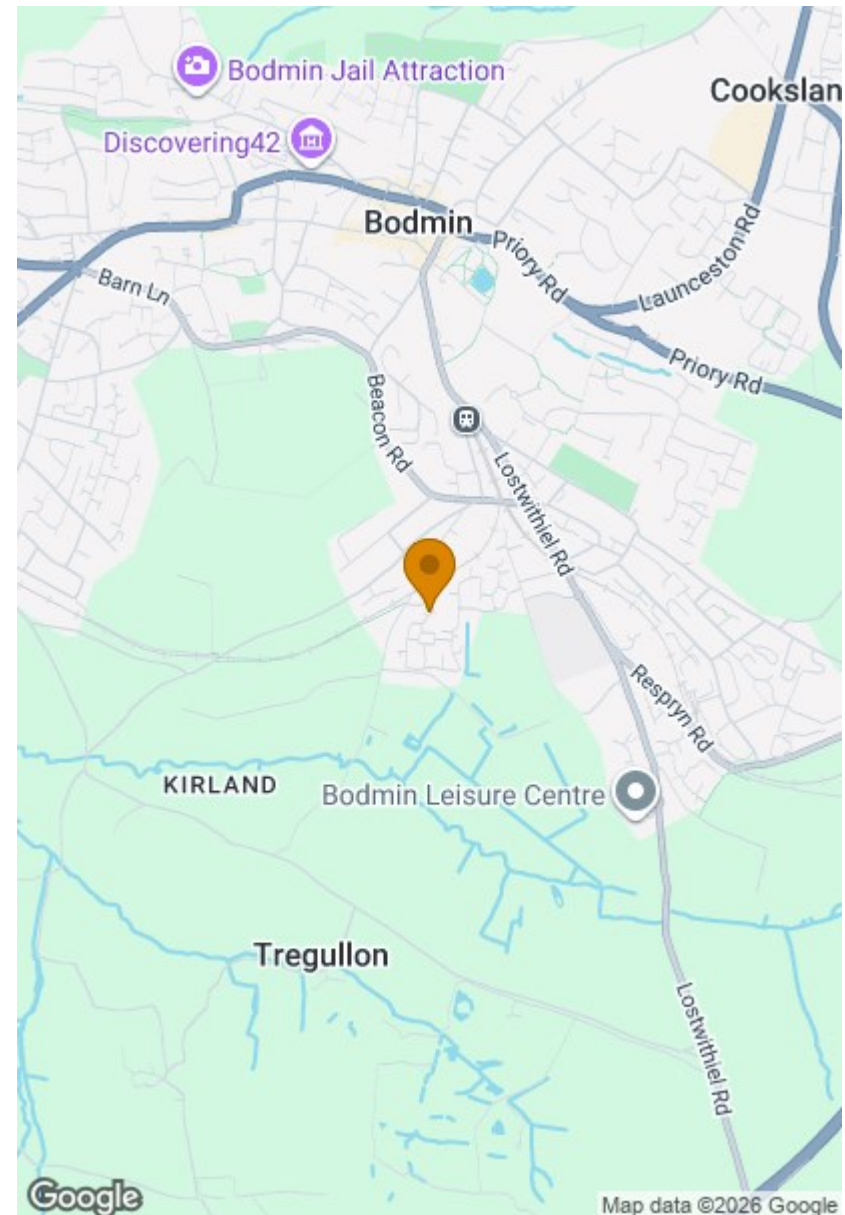
On the first floor, there are two very good-sized bedrooms. The bedroom to the front has beautiful countryside views in the distance. There is also a bathroom on this floor. A further staircase leads up to the master bedroom which includes a cupboard containing the hot water tank and a small built-in wardrobe. This bedroom also benefits from an en-suite shower room with a shower cubicle.

The back garden is very low maintenance with artificial turf and a patio area. There is also a side gate.

Gas central heating. Energy rating C (77). Council Tax Band C. Holding Deposit £253. 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.

Location



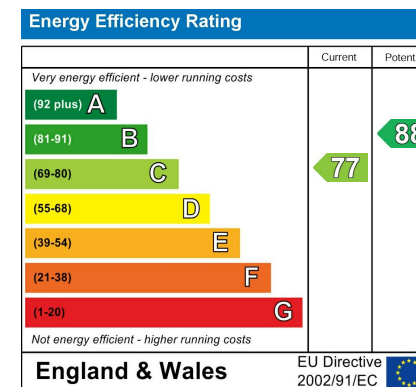
Features

Garage
 Conservatory
 3 Storey House
 Master En-Suite
 Low Maintenance Garden
 Close To Bodmin College
 Gas Central Heating
 3 Double Bedrooms

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: 12th October 2026

Energy Efficiency Rating



For further information, please call The Accommodation Bureau on 01208 78480.

7 Turf Street, Bodmin, PL31 2DJ. bodmin@theaccommodationbureau.com.

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