





Property Description

A modern 2-bedroom terraced home with an allocated parking space.

This highly energy efficient house is located on a small residential development and is conveniently only a short walk to the town centre. With a 'B' energy rating, the house is classed as having excellent energy efficiency.

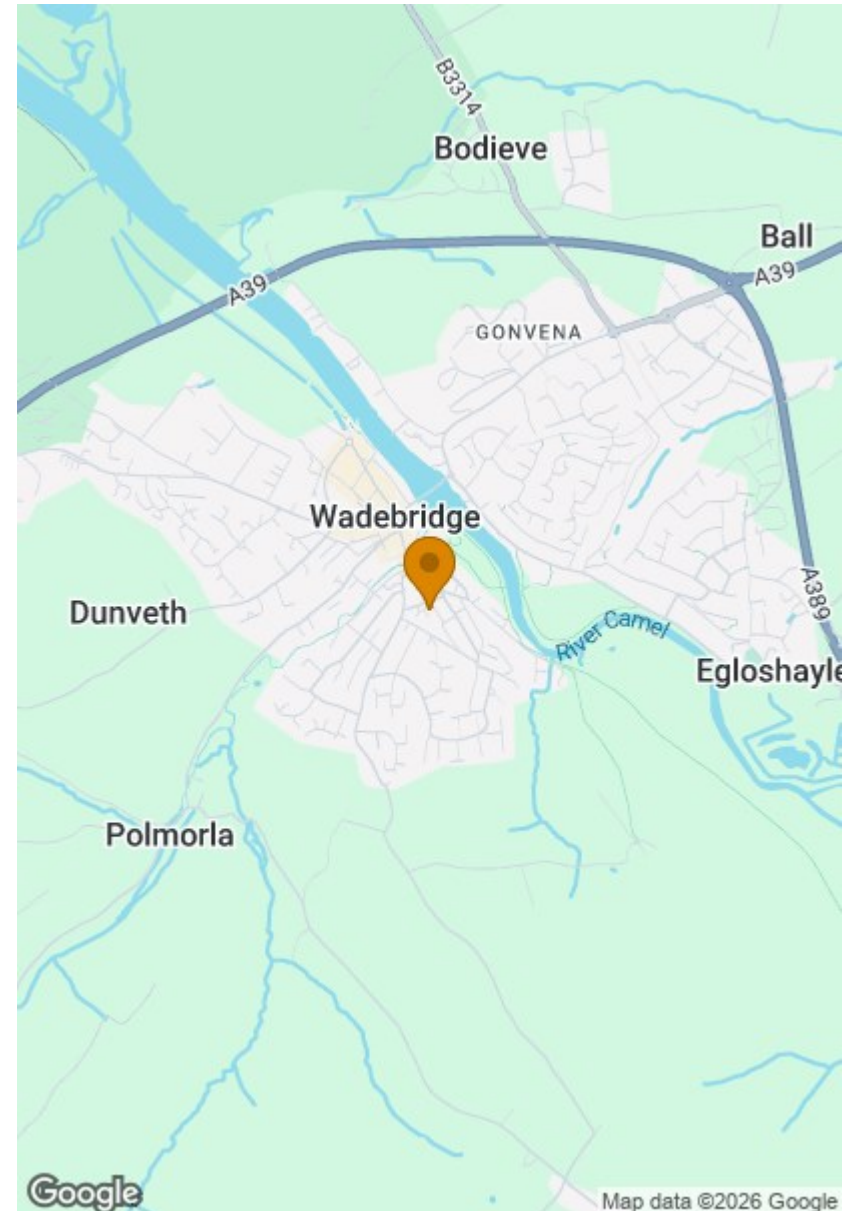
The house would ideally be suited to a couple or small family. At the front, there is an allocated parking space and inside, the house comprises an entrance hallway with a downstairs W.C. A door leads through to the open plan living space. The living area benefits from an understairs storage cupboard. An opening leads through to the kitchen/diner which includes a gas hob, electric oven & a washer dryer. There is also space for a fridge freezer. French doors open out to the small rear garden which consists of a patio area and a lawn. There is also a small storage shed.

Upstairs are the two double bedrooms and a bathroom with a mains-fed shower over the bath and a heated towel rail. On the landing there is an airing cupboard. Gas central heating.

Energy rating B (84). Council Tax Band B. Holding Deposit £219. Total Deposit £1096.

Affordability guide: Based on a monthly rent of £950, you will need a combined household gross income of £28,500 per annum (£2,375 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £34,200 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



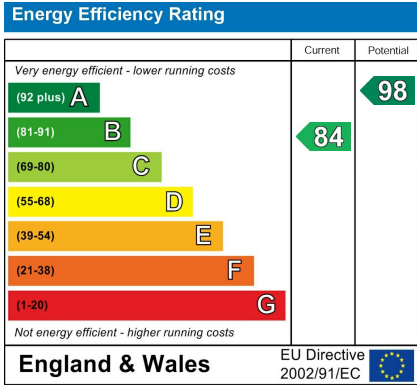
Features

- Allocated Parking Space
- Walking Distance To Town
- High Energy Rating
- Gas Central Heating
- Low Maintenance Garden
- Curtains/Blind Provided
- Council Tax Band B
- Bathroom With Shower

Letting Information

- Rent: £950 Per Month
- Holding Deposit: 1 weeks' rent
- Total Deposit Required: £1,096
- Local Authority: Cornwall Council
- Council Tax Band: B
- Furnishing: Unfurnished
- Available From: 21st 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.

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