





Property Description

A highly energy efficient 3 bedroom mid-terrace house.

Located on 'Heathlands View', a modern development by Treveth Homes, this modern house has two parking spaces and benefits from gas central heating. Through the front door, you enter into a hallway with a downstairs W.C. The open plan lounge/kitchen includes a modern kitchen which includes an electric oven & hob. There is also a good-sized walk-in cupboard with double doors which contains plumbing for a washing machine. A rear door in the kitchen area leads out to the back patio area with steps leading up to the garden.

Upstairs: there are two double bedrooms, one single bedroom and the bathroom with a mains fed shower over the bath. On the landing there is an airing cupboard. The house has gas central heating throughout.

Treveth Homes provide properties for people with a local connection. Eligibility for this property requires residents to live or work in Bodmin and the surrounding area and therefore people who wish to view must meet a local criteria (contact us for full details).

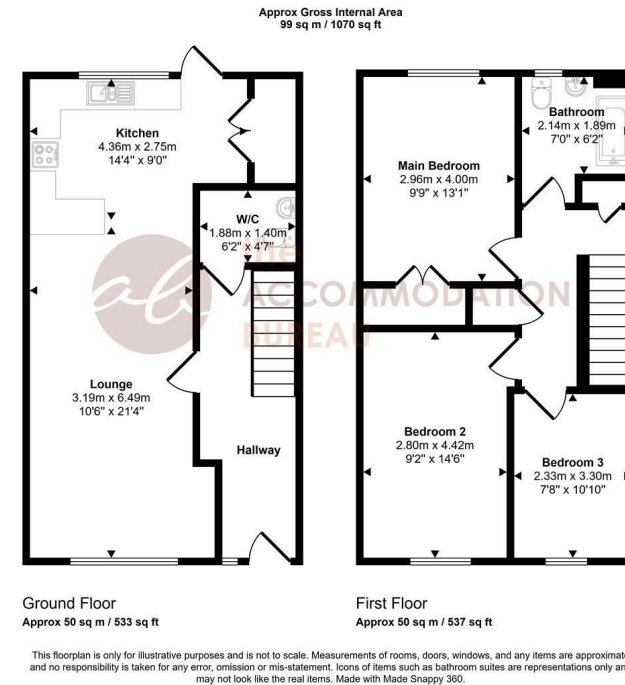
Energy Rating B (83). Council Tax Band B. Holding Deposit £265. Total Deposit £1,326. Sorry, no smokers or sharers.

Affordability guide: Based on a monthly rent of £1150, you will need a combined household gross income of £34,500/ per annum (£2,875 per month) to pass our referencing checks.

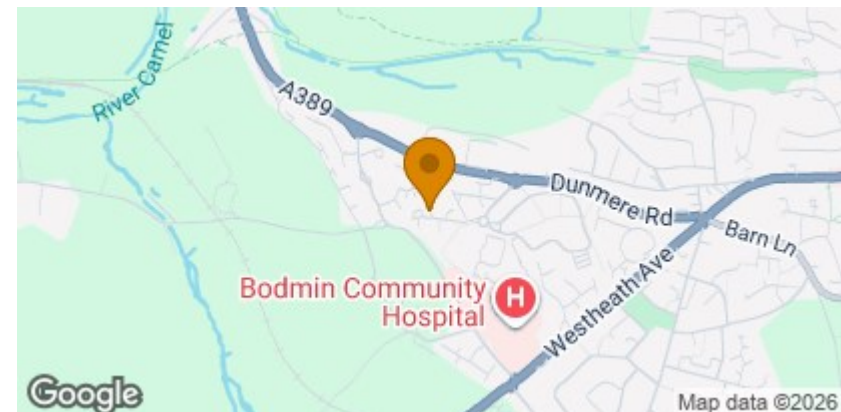
If a guarantor is required, they will need a gross income of £41,400 per annum.

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

- 2 Allocated Parking Spaces
- Modern 3 Bedroom House
- High Energy Efficiency
- Gas Central Heating
- Private Garden
- Council Tax Band C

Letting Information

- Rent: £1,150 Per Calendar Month
- Holding Deposit: 1 weeks' rent
- Total Deposit Required: £1,326
- Local Authority: Cornwall Council
- Council Tax Band: C
- Furnishing: Unfurnished
- Available From: 10th August 2026

Energy Efficiency Rating

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 95 |
| (81-91) B | | 85 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (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.

