



£725 Per Month

Silver Birch Crescent, Bodmin, PL31





Property Description

A spacious one bedroom maisonette with a garden & parking space.

This well maintained home is located on Heathlands View, a Treveth Homes development situated on the outskirts of Bodmin. The property has a private entrance and there is a small hallway inside the front doors. Stairs lead up to the main living accommodation. There is an open-plan living room/kitchen which has space for an electric cooker, a washing machine and an under counter fridge. There is also a storage cupboard in this room.

The double bedroom is at the front of the property and has countryside views in this distance. The bathroom has a mains-fed shower over the bath.

The property has gas central heating and has been built to a good energy specification (energy rating B). There is one allocated parking space.

The small garden is accessed via a path to the side of the property with a gate and a few steps up to a lawned garden.

Treveth Homes provide long-term homes 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).

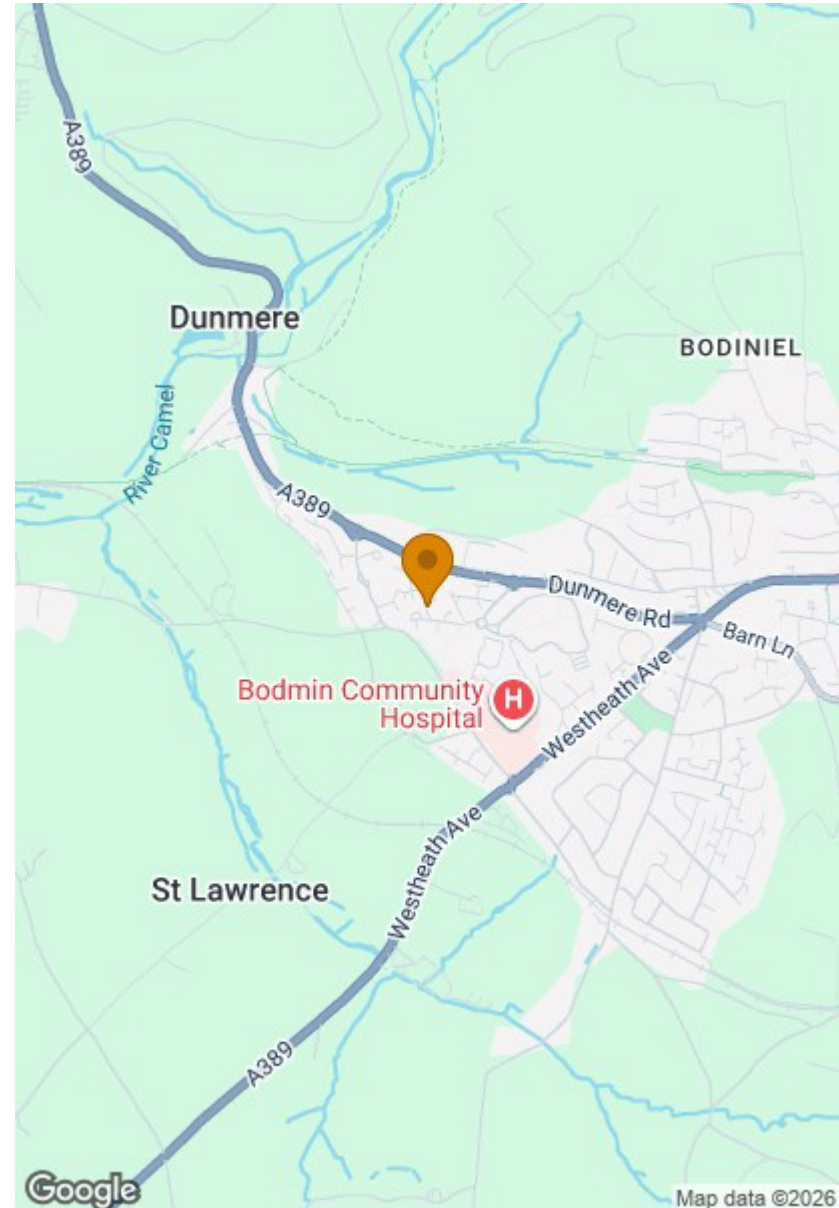
Energy rating B (83). Council Tax Band A. Holding Deposit £167. Total Deposit £836.

Affordability guide: Based on a monthly rent of £725, you will need a combined household gross income of £21,750 per annum (1,812.50 per month) to pass our referencing checks.

If a guarantor is required, they will need a gross income of £26,100 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
- High Energy Rating
- Gas Central Heating
- Bathroom With Shower
- Large Bedroom
- Small Garden

Letting Information

- Rent: £725 Per Month
- Holding Deposit: 1 weeks' rent
- Total Deposit Required: £836
- Local Authority: Cornwall Council
- Council Tax Band: A
- Furnishing: Unfurnished
- Available From: 13th July 2026

Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.

