





Property Description

A well maintained two bedroom ground floor flat with a parking space.

This ground floor flat is on Royffe Way, a small residential development with immaculate grounds. The flat has it's own private entrance at ground level and you enter into a hallway which has a large storage cupboard and a separate boiler cupboard. The living room is open plan and includes a modern kitchen with a gas hob, electric oven, fridge freezer, washer dryer and dishwasher.

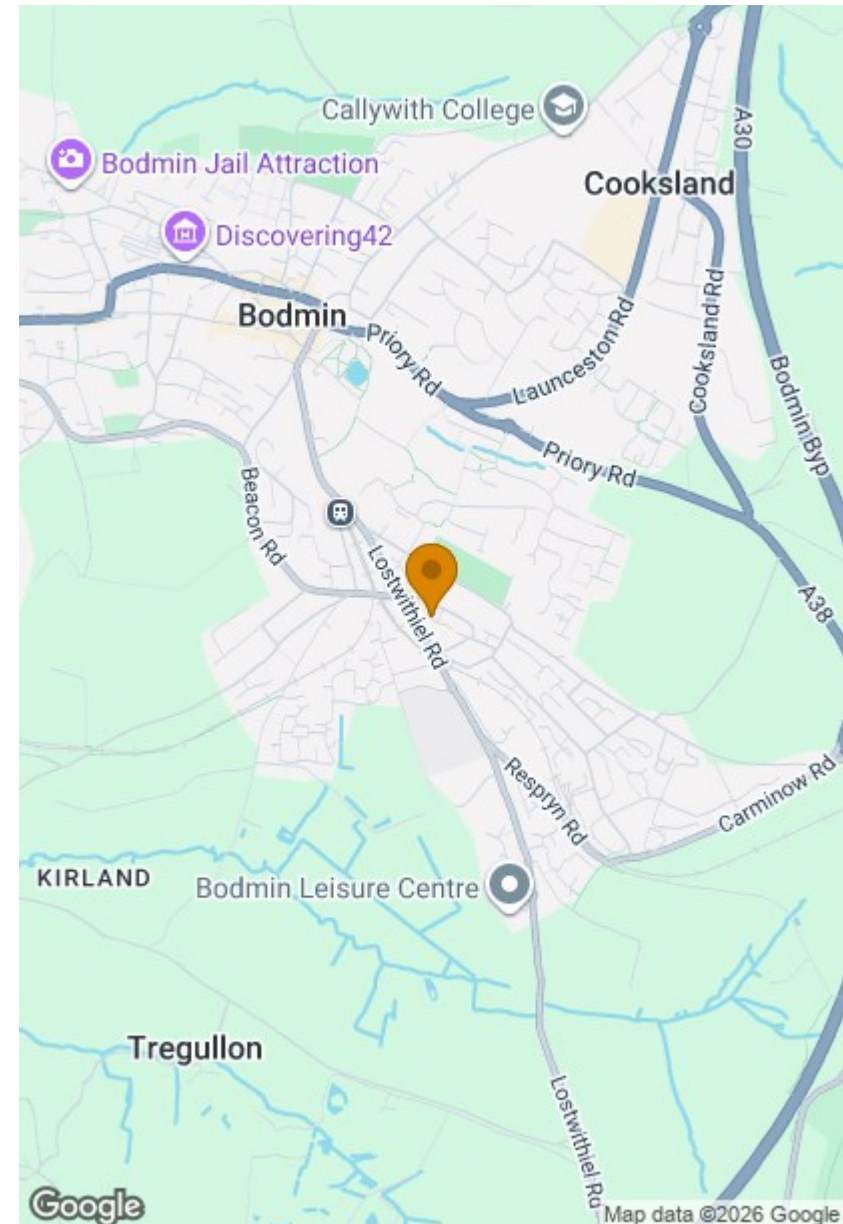
The bathroom has a shower attachment over the bath and there are two bedrooms. The flat has gas central heating.

Outside, the flat has one allocated parking space and there are communal washing lines.

Energy rating C (77). Council Tax Band A. Holding Deposit £184. Total Deposit £923.

Affordability guide: Based on a monthly rent of £800, you will need a combined household gross income of £24,000 per annum (£2,000 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £28,800 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



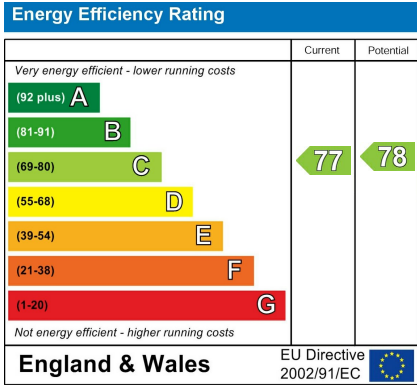
Features

- Kitchen With Appliances
- Allocated Parking Space
- Two Bedrooms
- Gas Central Heating
- Energy Rating C
- Residential Area

Letting Information

- Rent: £800 Per Month
- Holding Deposit: 1 weeks' rent
- Total Deposit Required: £923
- Local Authority: Cornwall Council
- Council Tax Band: A
- Furnishing: Unfurnished
- Available From: 31st 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.

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