



the ACCOMMODATION BUREAU



£1,600 Per Month
Green Hill, Wadebridge, PL27





Property Description

A spacious four-bedroom detached house located on the edge of town.

This modern family home is situated at 'The Cornish Quarter' a development by Bovis Homes. As you enter, the house comprises an entrance hallway with a downstairs W.C. & a storage cupboard. At the front of the house is the living room and a study. A door at the end of the hallway leads to a spacious, high-quality kitchen/diner with integrated appliances (five-ring gas hob, double electric oven & fridge/freezer) and a breakfast bar. Impressive bi-fold doors from the kitchen/diner lead out to the rear garden.

Upstairs: landing with cupboard. The main bedroom has a built-in cupboard and an en-suite shower room. The shower room has a walk-in shower and a heated towel rail. There are 3 further bedrooms and a bathroom with a mains-fed shower over the bath.

The house has gas central heating. For parking there is a single garage and a driveway. The rear garden has a small patio area & is mainly laid to lawn and can also be accessed via a side gate from the driveway.

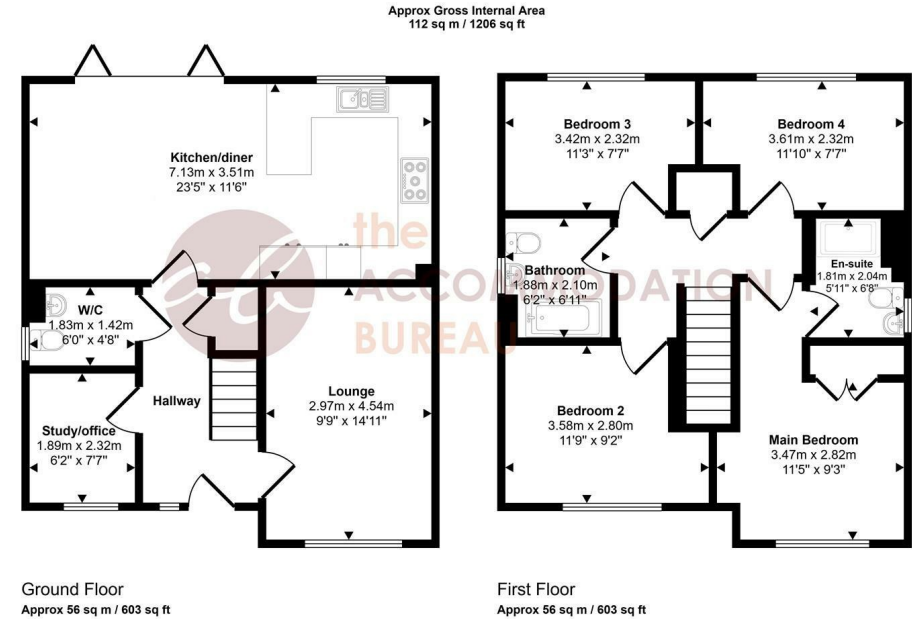
Energy Rating B (84). Council Tax Band D. Holding deposit £369. Total deposit £1,846.

Affordability guide: Based on a monthly rent of £1,600, you will need a combined household gross income of £48,000 per annum (£4,000 per month) to pass our referencing checks.

If a guarantor is required, they will need a gross income of £57,600 per annum.

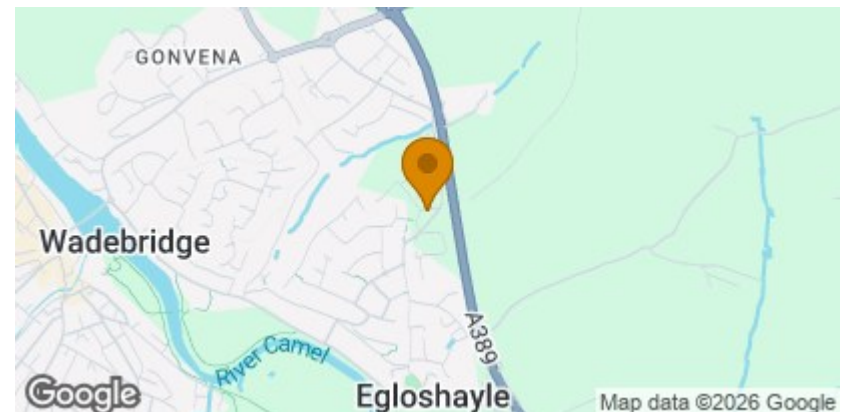
These figures are based on standard criteria set by our referencing provider and apply equally regardless of income source. Please contact us if you require any clarification.

Floorplan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Location



Features

- 4 Bedroom Detached House
- Garage & Driveway
- Study
- Gas Central Heating
- Energy Rating B
- A Bovis Homes Property

Letting Information

- Rent: £1,600 Per Month
- Holding Deposit: 1 weeks' rent
- Total Deposit Required: £1,846
- Local Authority: Cornwall Council
- Council Tax Band: D
- Furnishing: Unfurnished
- Available From: 12th June 2026

Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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.

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