



 the
ACCOMMODATION
BUREAU

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£750 Per Calendar Month
Lamorrack Drive, Bodmin, PL31

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Property Description

Energy Efficient One Bedroom First Floor Flat With Garden & Parking Space

This modern one bedroom flat is located at Park Lanneves, a Treveth Homes development situated on the outskirts of Bodmin. The property is accessed through a shared entrance leading upstairs to the flat. The entrance leads into a spacious hallway, with a storage cupboard. There is an open plan living room/kitchen with an electric oven and hob, with space for other appliances.

The bathroom has a mains-fed shower over the bath and the bedroom is a good size double bedroom with a cupboard storing the hot water cylinder.

The property also benefits from having a private garden to the side of the property and has one allocated parking space.

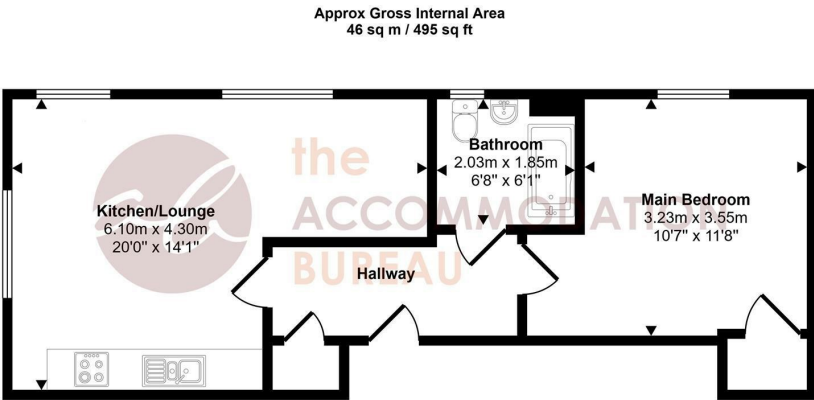
The property has electric air-source heating, solar panels and has been built to an excellent energy specification (A rating).

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 areas and therefore people who wish to view must meet a local criteria (contact us for full details).

Energy rating A (95). Council Tax Band A. Holding Deposit £173. Total Deposit £865.

Affordability guide: Based on a monthly rent of £750, you will need a combined household gross income of £22,500 per annum (£1,875 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £27,000 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.

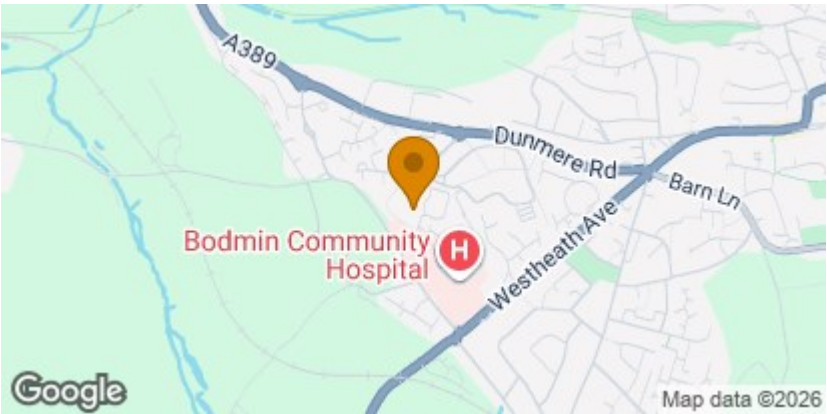
Floorplan



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

First Floor One Bedroom Flat
 Private Garden
 Close To Bodmin Hospital
 Air Source Heating
 Solar Pannels
 High Energy Rating
 Council Tax Band A

Letting Information

Rent: £750 Per Calendar Month
 Holding Deposit: 1 weeks' rent
 Total Deposit Required: £865
 Local Authority: Cornwall Council
 Council Tax Band: A
 Furnishing: Unfurnished
 Available From: 7th October 2026

Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		95	95
(81-91) B			
(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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