



 the
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£950 Per Calendar Month
Lamorrack Drive, Bodmin, PL31

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Property Description

Modern 2 Bedroom House on Park Lanneves Development.

Located on the new Park Lanneves development by Treveth Homes, this two bedroom property includes an allocated parking space and an enclosed rear garden. The front door opens into a hallway with a lounge, a separate kitchen/diner fitted with an electric oven and hob, a storage cupboard and a door leading to the rear garden. There is also a good size down stairs W.C.

Upstairs, there are two double bedrooms, a bathroom with a mains fed shower over the bath. On the landing, there is one airing cupboard, one storage cupboard and another cupboard containing the hot water cylinder.

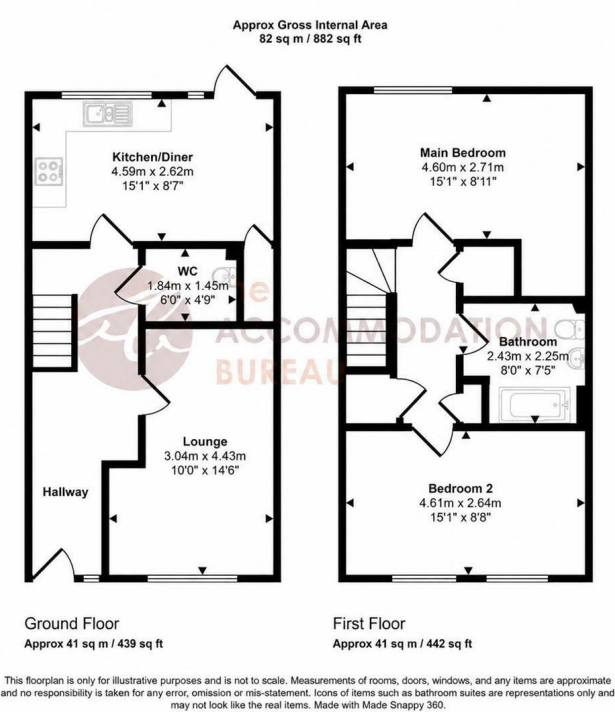
The property benefits from electric air source heat pump heating and solar panels. The rear garden is mainly laid to lawn with a patio area and a gate providing rear access. The house is built to an excellent energy efficiency rating.

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).

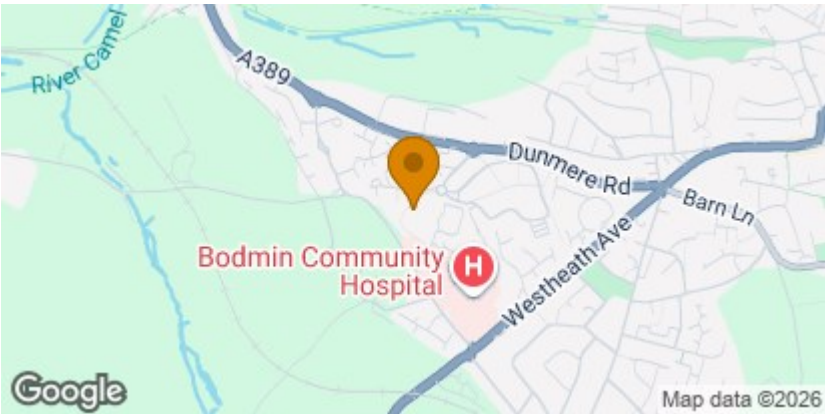
Energy Rating A (93). Council Tax Band B. Holding Deposit £219. Total Deposit £1,096.

Affordability guide: Based on a monthly rent of £950, you will need a combined household gross income of £28,500 per annum (£2,375 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £34,200 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



Lamorrick Drive, Bodmin, PL31

£950 Per Calendar Month

Features

Modern 2 Bedroom House
Allocated Parking Spaced
2 Double Bedrooms
Popular Development
Electric Air Source Heat Pump
Council Tax Band B
EPC Rating A (93)

Letting Information

Rent: £950 Per Calendar Month
Holding Deposit: 1 weeks' rent
Total Deposit Required: £1,096
Local Authority: Cornwall Council
Council Tax Band: B
Furnishing: Unfurnished
Available From: 7th August 2026

Energy Efficiency Rating

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

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.

