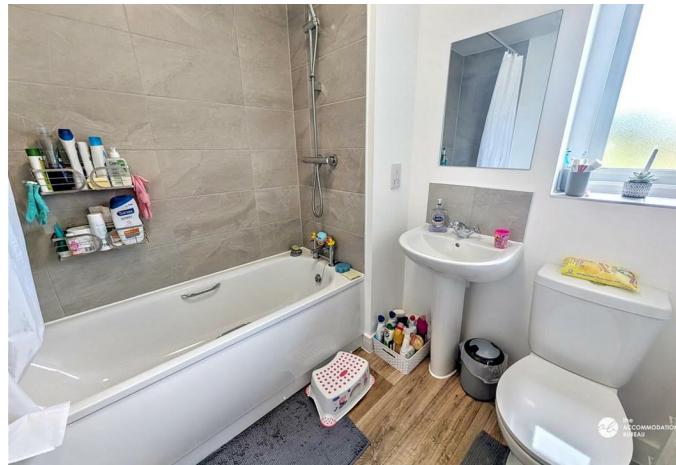






Property Description

Modern 3 bedroom house on popular development.

Located on the new Park Lanneves development by Treveth Homes, this three bedroom property includes 2 allocated parking spaces and an enclosed rear garden.

The front door opens into a hallway leading to the lounge, a good size utility room, and a kitchen/diner fitted with an electric oven and hob. A rear door from the kitchen opens to the garden. Upstairs, there are two double bedrooms, one with a built-in wardrobe, and one single bedroom as well as a bathroom with a mains fed shower over the bath.

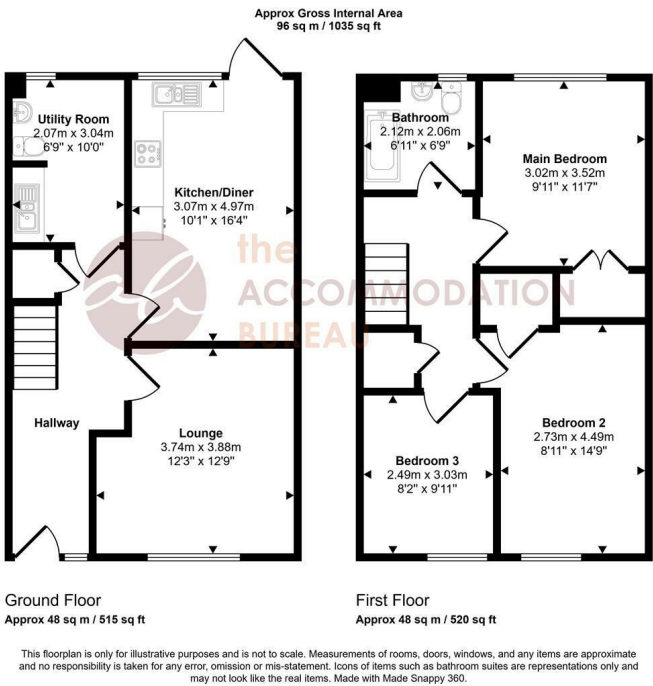
The property benefits from electric air source heat pump heating and solar panels. The garden is mainly laid to lawn with a patio area and a gate providing side access.

Applicants must live or work in Bodmin or the surrounding area. Please contact us for full eligibility details.

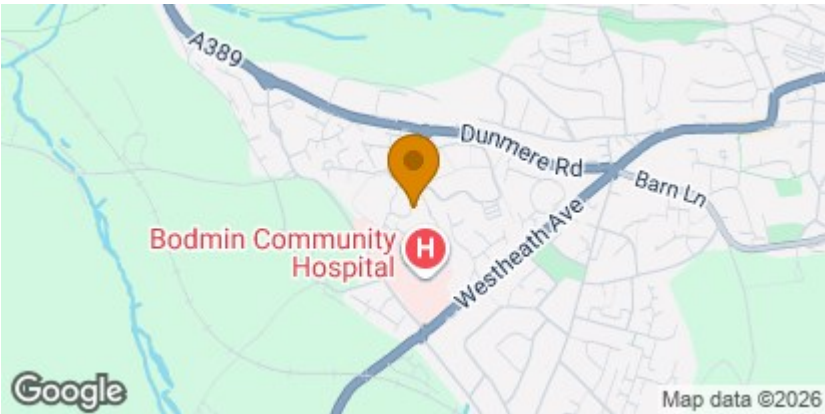
Energy Rating A (93). Council Tax Band C. Holding Deposit £265. Total Deposit £1,326.

Affordability guide: Based on a monthly rent of £1,150, you will need a combined household gross income of £34,500 per annum (£2,875 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £41,400 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



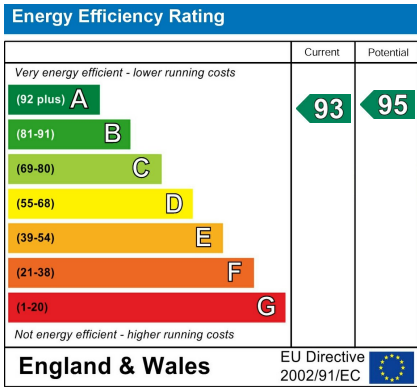
Features

- 3 Bedroom House
- Popular Development Location
- Allocated Parking
- Separate Utility Room
- Electric Air Source Heating
- Solar Pannels
- EPC Rating A (93)

Letting Information

- Rent: £1,150 Per Calendar Month
- Holding Deposit: 1 weeks' rent
- Total Deposit Required: £1,326
- Local Authority: Cornwall Council
- Council Tax Band: C
- Furnishing: Unfurnished
- Available From: 7th September 2026

Energy Efficiency Rating



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

