





Property Description

A light and airy well-maintained ground floor studio flat located in the middle of the town.

The front door opens into the open plan lounge/kitchen area which includes an electric oven and hob and space for a washing machine and other appliances. The bedroom area is at the rear of the flat with a storage cupboard and a bathroom with a separate step-in shower cubicle and bath.

The flat has electric panel heating. There is no parking, but public car park close by.

Energy Rating E (49). Council Tax Band A. Holding deposit £121. Total deposit £605.

Affordability guide: Based on a monthly rent of £525, you will need a combined household gross income of £15,750 per annum (£1,312.50 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £18,900 per annum.

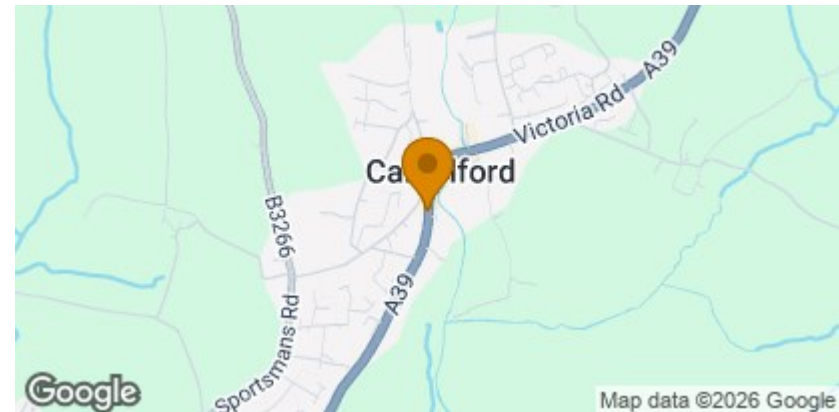
These figures are based on standard criteria set by our referencing provider and apply equally regardless of income source. Please contact us if you require any clarification.

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



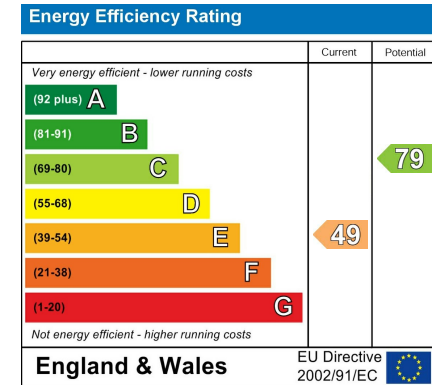
Features

- Ground Floor Flat
- Town Centre Location
- Electric Heating
- Council Tax Band A
- Kitchen With Oven & Hob
- Shower Cubicle & Bath

Letting Information

- Rent: £525 Per Month
- Holding Deposit: 1 weeks' rent
- Total Deposit Required: £605
- Local Authority: Cornwall Council
- Council Tax Band: A
- Furnishing: Unfurnished
- Available From: 22nd May 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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