



the
ACCOMMODATION
BUREAU



Property Description

A beautifully presented three bedroom detached cottage, modernised throughout.

Rurally located, yet within easy access of Tintagel, April Cottage is a traditional cottage with many original features, but has been modernised throughout.

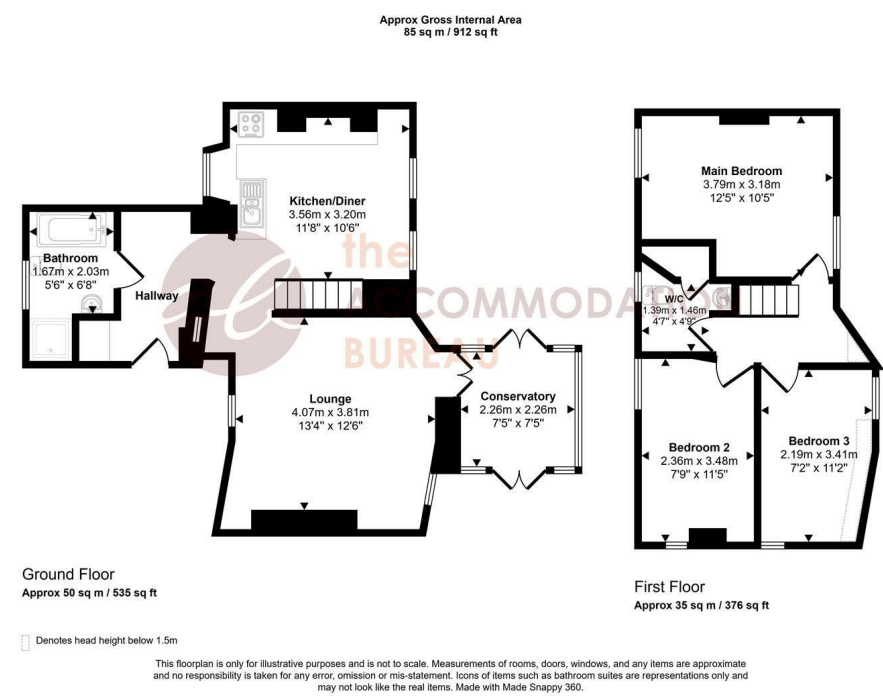
To the front of the cottage is a parking area for at least two vehicles. A gate leads through to a gravelled garden with 3 steps up to an enclosed patio area. The front door leads into a hallway with a slate floor and plumbing for a washing machine. A door leads into the bathroom, with a bath and shower cubicle. There is an opening into a newly fitted kitchen/diner which includes an electric oven & hob and there is space for a fridge/freezer. Stairs divide the kitchen/diner to the living room, again with slate floor. This room has a feature fireplace with an electric wood burner and French doors lead into the small sun room with a door for side access.

The steep stairs lead up to the three bedrooms, one double with built-in cupboard and two singles. W.C with airing cupboard. The property has electric heating throughout.

Energy rating E (40). Council Tax Band D. Holding Deposit £229. Total Deposit £1,148.

Affordability guide: Based on a monthly rent of £995, you will need a combined household gross income of £29,850 per annum (£2,488 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £35,820 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



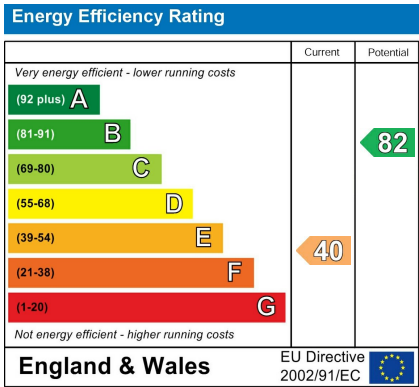
Features

- Rural Location
- Close To Tintagel
- Modernised Cottage
- Allocated Parking
- Sea Glimpses
- Detached Cottage

Letting Information

Rent: £995 Per Calendar Month
Holding Deposit: 1 weeks' rent
Total Deposit Required: £1,148
Local Authority: Cornwall Council
Council Tax Band: D
Furnishing: Unfurnished
Available From: 7th October 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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