





Property Description

Beautifully Converted Edwardian Ground Floor Apartment With Parking

A stylish one bedroom ground floor apartment in a converted property, with communal garden, gas central heating and one allocated parking space.

St. Gurons is a small development of six properties, located a short distance from Bodmin town centre. The town centre can be reached on foot through St. Petroc's churchyard, with local shops, services and amenities nearby. Bodmin is a historic Cornish town with a range of shops, supermarkets, schools and access to the A30 for wider travel across Cornwall.

The apartment is accessed via a communal entrance with intercom entry system. Inside, the hallway leads into the open-plan lounge kitchen diner, a bright room with large windows overlooking the communal garden. The kitchen is fitted with a built-in gas hob, electric oven, fridge freezer, semi-integrated dishwasher and washer dryer. The double bedroom has an en-suite bathroom with a shower over the bath.

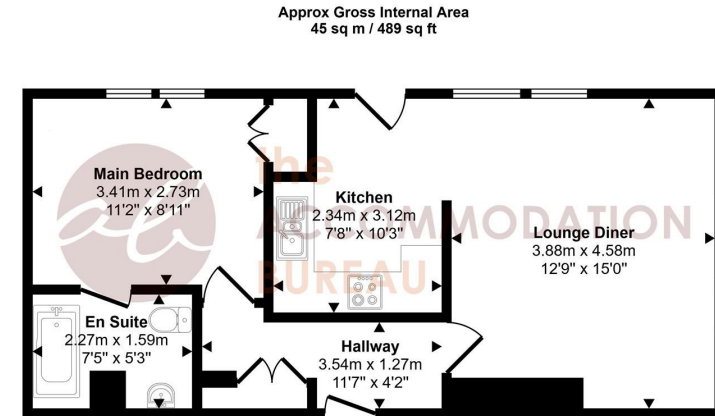
The property has gas central heating throughout. Outside, there is a communal garden, bin store and one allocated parking space.

Energy Rating D (68). Council Tax Band A. Holding Deposit £196. Total Deposit £980. The terms of the headlease state that permission for a pet must be gained from the Freeholder.

Affordability guide: Based on a monthly rent of £850, you will need a combined household gross income of £25,500 per annum (£2,125 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £30,600 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.

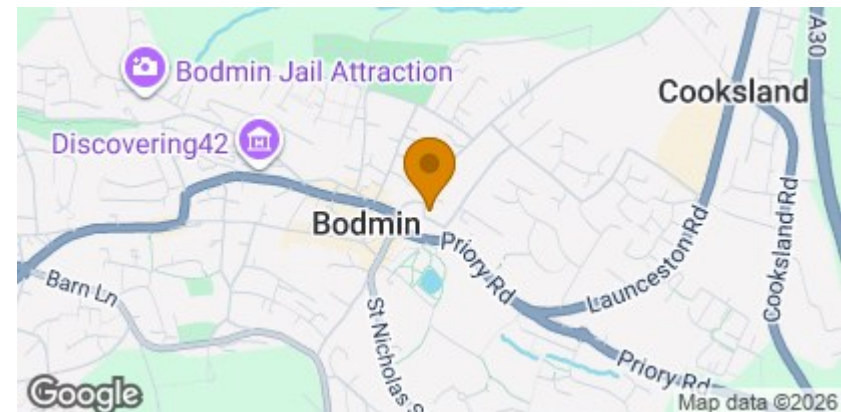
Floorplan



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



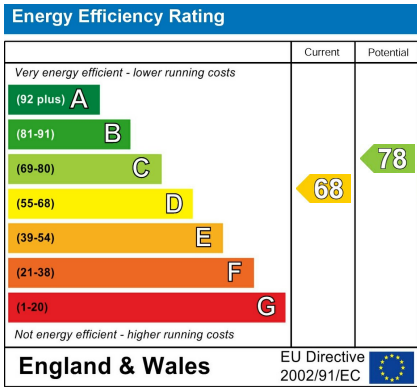
Features

- Converted Edwardian Building
- Ground Floor Apartment
- Double Bedroom
- Lounge Diner
- Kitchen With Appliances
- En-Suite Bathroom
- Gas Central Heating
- Communal Garden
- Allocated Parking Space
- Close To Town Centre

Letting Information

Rent: £850 Per Month
Holding Deposit: 1 weeks' rent
Total Deposit Required: £980
Local Authority: Cornwall Council
Council Tax Band: A
Furnishing: Unfurnished
Available From: 17th August 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.

