



the
ACCOMMODATION
BUREAU



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£1,400 Per Month
Gartland Drive, Bodmin, PL31

 4  3  1  B



Property Description

Modern 4 Bedroom Detached Home With Garden Room

A well presented four bedroom detached home arranged over three floors, with driveway parking, a rear garden and a separate garden room suitable for use as a home office.

Located on the Wainhomes 'Borough View' development on the western edge of Bodmin, the property is well placed for access towards Wadebridge, as well as local schools, shops and amenities within the town.

The entrance hall leads to a downstairs W.C., a good sized lounge and a kitchen/diner with French doors opening onto the rear garden. The kitchen is finished to a high standard and includes a double electric oven, gas hob, fridge freezer, dishwasher, space for a washing machine and a large under stairs cupboard.

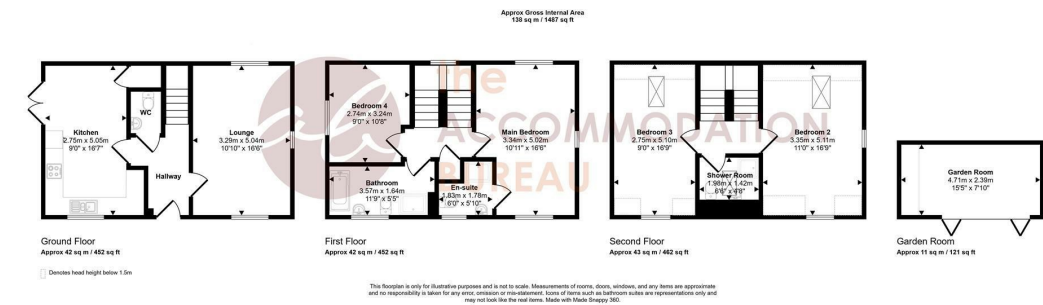
On the first floor, the main bedroom has an en-suite shower room with a mains fed shower. There is also a further bedroom and a family bathroom with a bath and separate shower cubicle. On the second floor are two double bedrooms and a further shower room with a mains fed shower.

The level rear garden is mainly laid to lawn with a small patio area. The garden room, formerly the garage, has light, power and heating, with bi-fold doors opening onto the garden. There is side gate access and driveway parking for two cars. The property has gas central heating and has been built to a high energy specification.

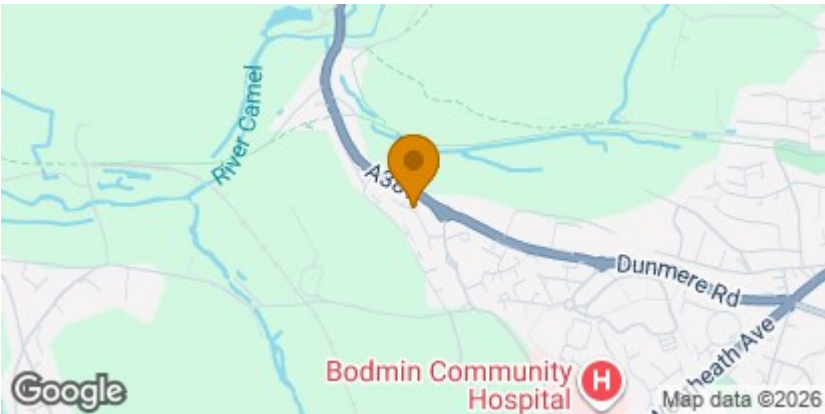
Energy Rating B (83). Council Tax Band D. Holding Deposit £323. Total Deposit £1,615.

Affordability guide: Based on a monthly rent of £1,400, you will need a combined household gross income of £42,000 per annum (£3,500 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £50,400 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-Storey Detached House
 Driveway Parking
 External Garden Room
 Kitchen With Appliances
 Energy Rating B
 Gas Central Heating
 Close To Bodmin Hospital

Letting Information

Rent: £1,400 Per Month
 Holding Deposit: 1 weeks' rent
 Total Deposit Required: £1,615
 Local Authority: Cornwall Council
 Council Tax Band: D
 Furnishing: Unfurnished
 Available From: 1st July 2026

Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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.

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