



the
ACCOMMODATION
BUREAU



Property Description

Brand New 4 Bedroom Home With Countryside And Ocean Views

A stunning four bedroom contemporary home located in the village of Trewarmett, within easy reach of Tintagel and the North Cornwall coast. This impressive family home offers versatile accommodation and is built to an excellent energy specification.

The entrance from the rear garden opens into a spacious open-plan lounge, kitchen and dining room with a central island, integrated appliances and views across the surrounding countryside and coastline. A W.C. is also located on this level. Stairs lead to the top floor, which is dedicated to a spacious main bedroom, with an en-suite bathroom featuring a roll-top bath and separate shower cubicle.

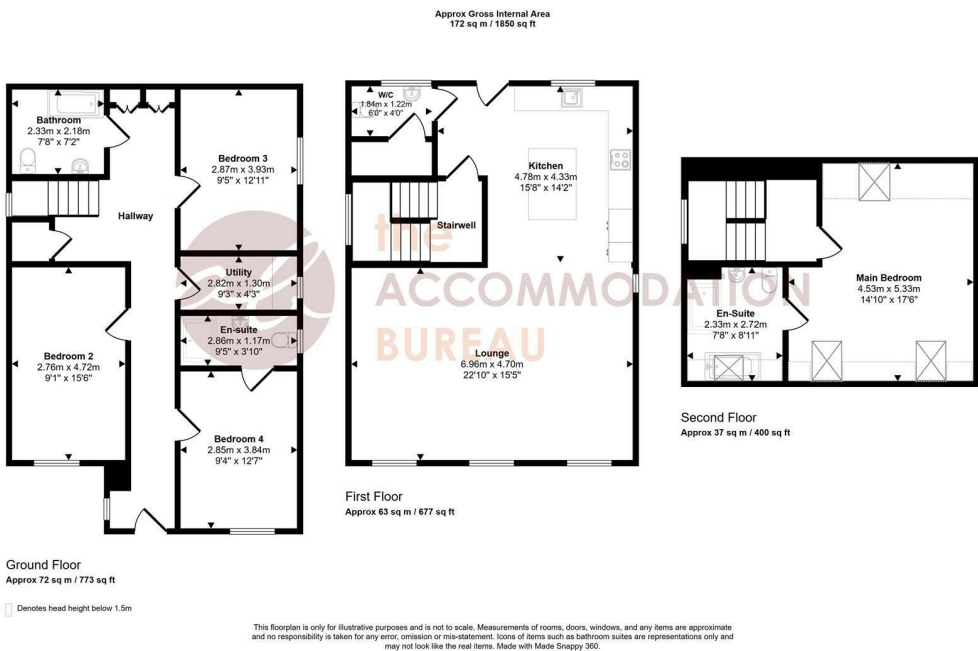
From the open-plan living area, stairs lead down to the front entrance hall, three further double bedrooms, an en-suite shower room, a separate bathroom and a utility room with plumbing for a washing machine. The property has air source heating and has been built to a high energy-efficiency specification.

The enclosed rear garden is laid mainly to lawn, with steps leading out onto the allocated parking for two cars.

Energy Rating B (86). Council Tax Band E. Holding Deposit £392. Total Deposit £1,961.

Affordability guide: Based on a monthly rent of £1,700, you will need a combined household gross income of £51,000 per annum (£4,250 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £61,200 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



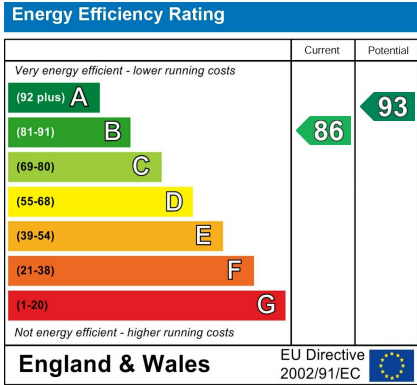
Features

- Brand New Four Bedroom Home
- Countryside And Ocean Views
- Three Bathrooms
- Open-Plan Living Area
- Main Bedroom With En-Suite
- Kitchen With Integrated Appliances
- Allocated Parking For Two
- High Energy Rating
- Within Easy Reach Of Beaches
- Air Source Heating

Letting Information

Rent: £1,700 Per Calendar Month
Holding Deposit: 1 weeks' rent
Total Deposit Required: £1,961
Local Authority: Cornwall Council
Council Tax Band: E
Furnishing: Unfurnished
Available From: 31st July 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.

