





Property Description

Refurbished 2 Bedroom First Floor Flat

A spacious first floor flat with two bedrooms, a recently fitted kitchen and gas central heating, situated close to Bodmin town centre.

A communal entrance and stairs lead to the first floor. The front door opens into a hallway, with access to the lounge and an opening into the recently fitted galley kitchen. The kitchen includes a gas hob, electric oven and space for appliances. There is one double bedroom, one single bedroom and a bathroom with an electric shower over the bath.

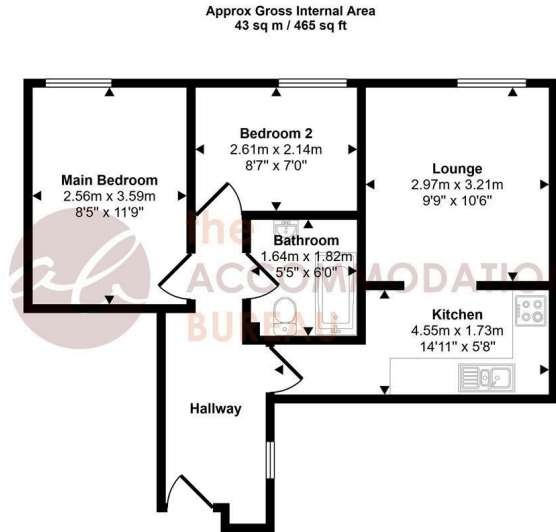
The property has gas central heating throughout.

The flat is within walking distance of local shops, amenities and bus routes. There is no allocated parking, although public car parks are available nearby.

Energy Rating C (74). Council Tax Band A. Holding deposit £183. Deposit £917.

Affordability guide: Based on a monthly rent of £795, you will need a combined household gross income of £23,850 per annum (£1,988 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £28,620 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.

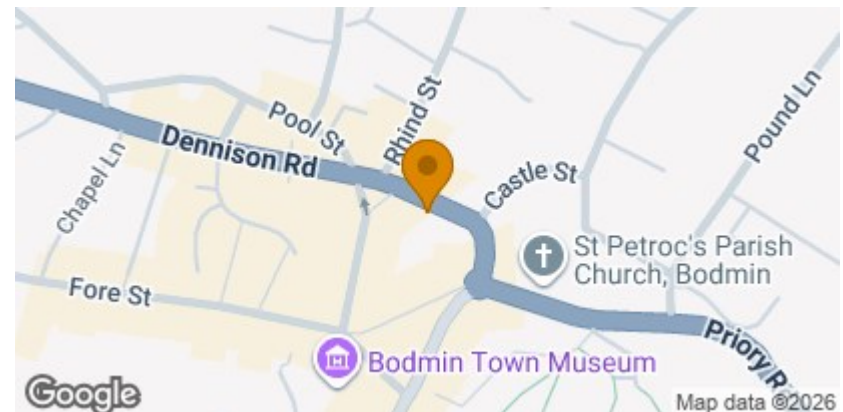
Floorplan



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



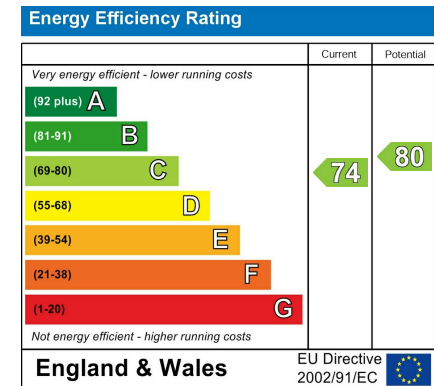
Features

Recently Refurbished Flat
 Town Centre Location
 Gas Central Heating
 Kitchen With Oven & Hob
 Energy Rating C
 Council Tax Band A
 Bathroom With Electric Shower
 First Floor Flat

Letting Information

Rent: £795 Per Month
 Holding Deposit: 1 weeks' rent
 Total Deposit Required: £917
 Local Authority: Cornwall Council
 Council Tax Band: A
 Furnishing: Unfurnished
 Available From: 7th 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.

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