





Property Description

An Immaculately Presented 3 Bedroom Detached Bungalow With Wood Burner

This three bedroom detached bungalow is located in a small cul-de-sac on the outskirts of Nanstallon, with large gardens, a wood burner and newly installed air source heating.

The property is located on the outskirts of the village of Nanstallon and is within easy reach of Bodmin. Well maintained gardens surround the bungalow, with mature trees and shrubs.

The front door opens into a hallway with storage cupboards and a cloakroom. From here is a large triple-aspect lounge/diner with a newly installed wood burner set within a feature fireplace. A door leads into the newly fitted kitchen with an integrated electric oven and hob, space for a dishwasher and access to the rear garden. There is also a separate utility room with plumbing for a washing machine and space for a tumble dryer.

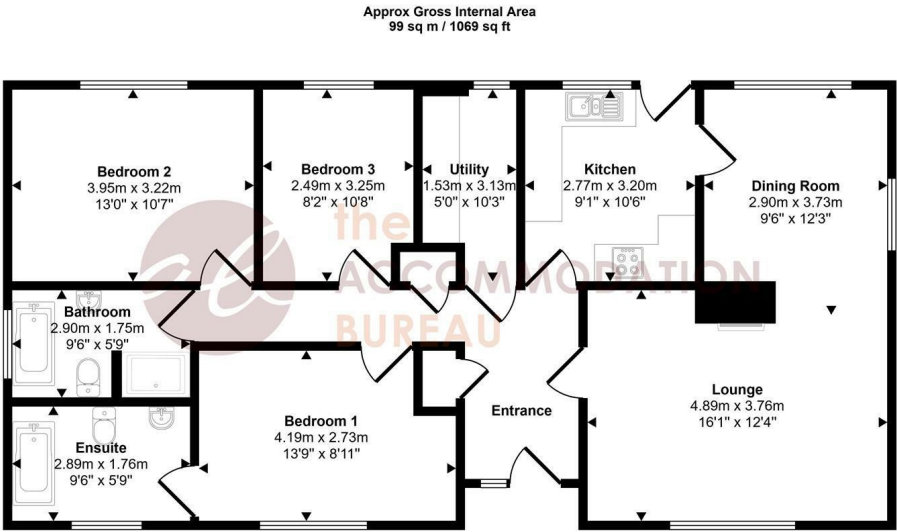
There are two double bedrooms, one with an en-suite bathroom, and one single bedroom. A separate bathroom has a bath and separate shower cubicle. The property has newly installed air source heating throughout.

Energy Rating E (41) - pending updated EPC. Council Tax Band C. Holding Deposit £321. Total Deposit £1,609.

Nanstallon is a small village near Bodmin, with access to the Camel Trail and surrounding countryside. Bodmin is a short distance away and provides a wider range of shops, schools and local services.

Affordability guide: Based on a monthly rent of £1,395, you will need a combined household gross income of £41,850 per annum (£3,488 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £50,220 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.

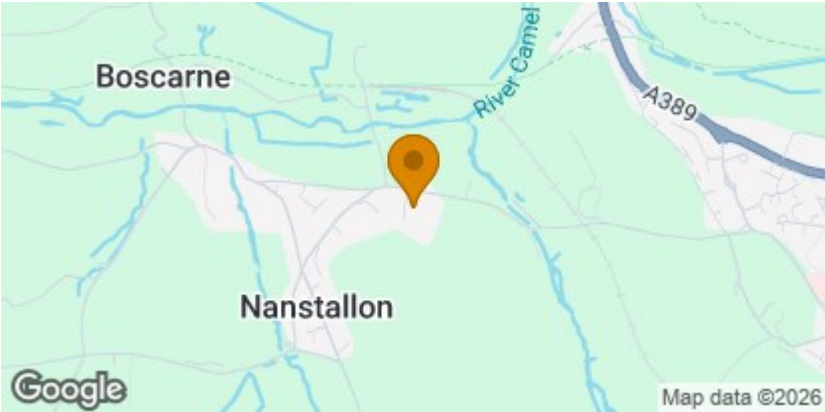
Floorplan



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



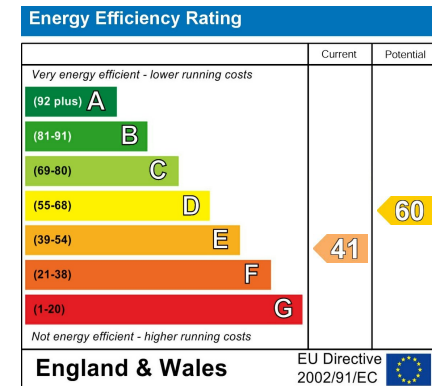
Features

Three Bedroom Bungalow
Detached Property
Mature Gardens
Newly Installed Wood Burner
Newly Fitted Kitchen
Separate Utility Room
En-Suite Bathroom
Air Source Heating
Quiet Cul-De-Sac Location
Council Tax Band C

Letting Information

Rent: £1,395 Per Month
Holding Deposit: 1 weeks' rent
Total Deposit Required: £1,609
Local Authority: Cornwall Council
Council Tax Band: C
Furnishing: Unfurnished
Available From: 22nd September 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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