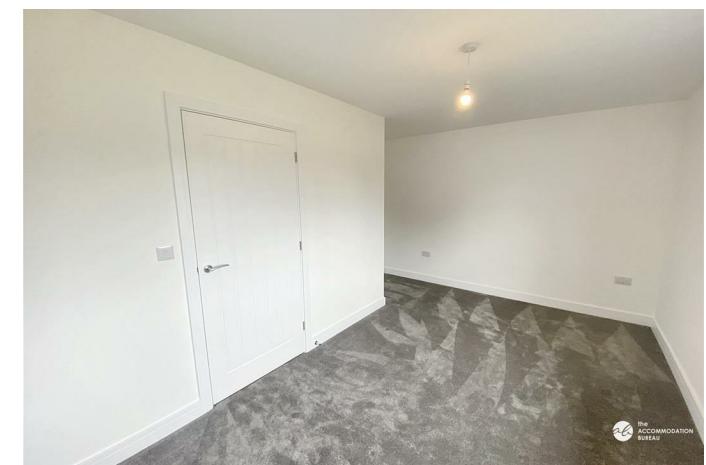




Lamorrick Drive, Bodmin, PL31

£950 Per Calendar Month



Property Description

New Build 2 Bedroom House on Park Lanneves Development.

Located on the new Park Lanneves development by Treveth Homes, this two bedroom property includes an allocated parking space and an enclosed rear garden. The front door opens into a hallway with a lounge, a separate kitchen/diner fitted with an electric oven and hob, a storage cupboard and a door leading to the rear garden. There is also a good size down stairs W.C.

Upstairs, there are two double bedrooms, a bathroom with a mains fed shower over the bath. On the landing, there is one airing cupboard, one storage cupboard and another cupboard containing the hot water cylinder.

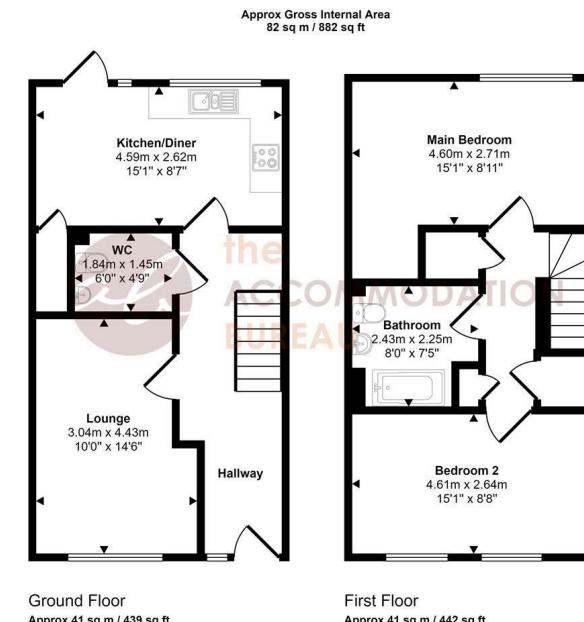
The property benefits from electric air source heat pump heating and solar panels. The rear garden is mainly laid to lawn with a patio area and a gate providing rear access. The house is built to an excellent energy efficiency rating.

Treveth Homes provide three-year tenancies for people with a local connection. Eligibility for this property requires residents to live or work in Bodmin and the surrounding area and therefore people who wish to view must meet a local criteria (contact us for full details).

Energy Rating A (93). Due to being a new build, the Council Tax band is not yet available. Deposit £1,095. Sorry, no smokers or sharers.

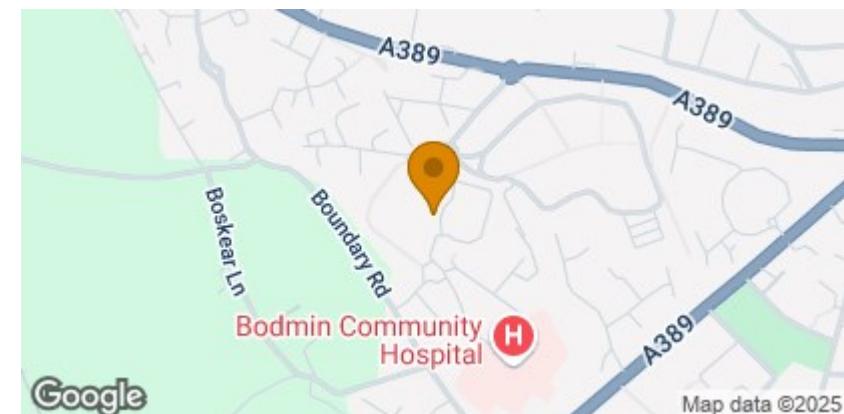
Please note that the photographs, floorplan & virtual tour included are not of the specific property being advertised but are of a similar property within the same development. They are provided for illustrative purposes only. While the layout, specifications, and finishes are intended to be virtually identical, there may be minor differences. The property is currently in the final stages of completion, and prospective tenants are advised to arrange a viewing before making any decisions.

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



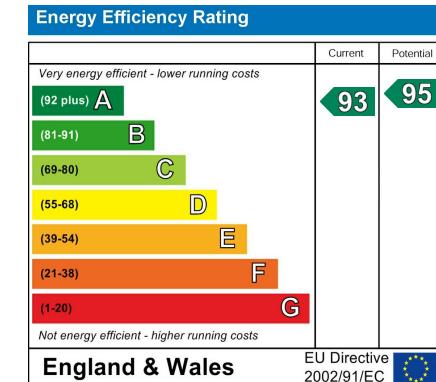
Features

New Build 2 Bedroom House
Allocated Parking
Popular Development Location
Electric Air Source Heating
Solar Pannels
EPC Rating A (93)

Letting Information

Rent: £950 Per Calendar Month
Holding Deposit: £100
Total Deposit Required: £1,095
Local Authority: Cornwall Council
Council Tax Band: New Build
Furnishing: Unfurnished
Available From: 20th June 2025

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.

