



the  
ACCOMMODATION  
BUREAU



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£795 Per Calendar Month  
Maudlin, Bodmin, PL30







Property Description

A spacious 3 bedroom cottage in a quiet location.

This well sized cottage comprises a porch with a stable door leading through to the lounge which has a wood burning stove. A door leads through to the dining room which has an electric woodburner. Four steps lead up to the kitchen which includes an electric cooker and there is space for a fridge/freezer. Off the kitchen, is the bathroom with a corner bath which has an electric shower over. There is also plumbing for a washing machine in the bathroom.

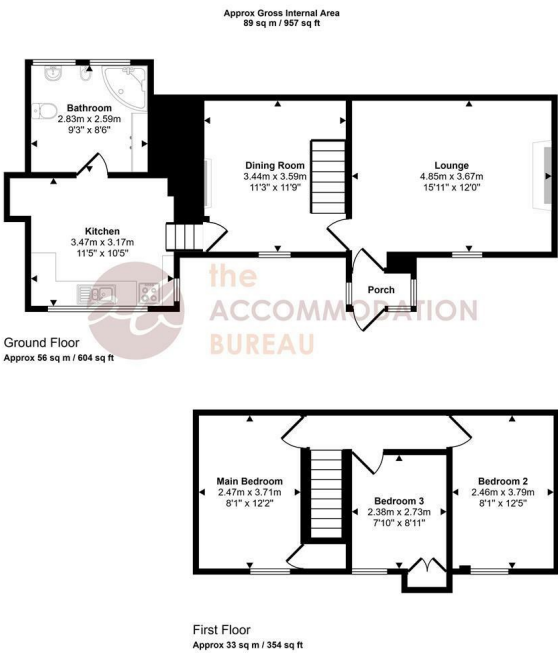
Stairs from dining room lead up to the first floor. There are two double bedrooms, both with built-in cupboards & a single bedroom.

There is electric heating throughout. Two good sized lawned garden areas with allocated parking.

Water usage is included in the rent. The property is served by a shared septic tank, that the landlord will remain responsible for maintaining.

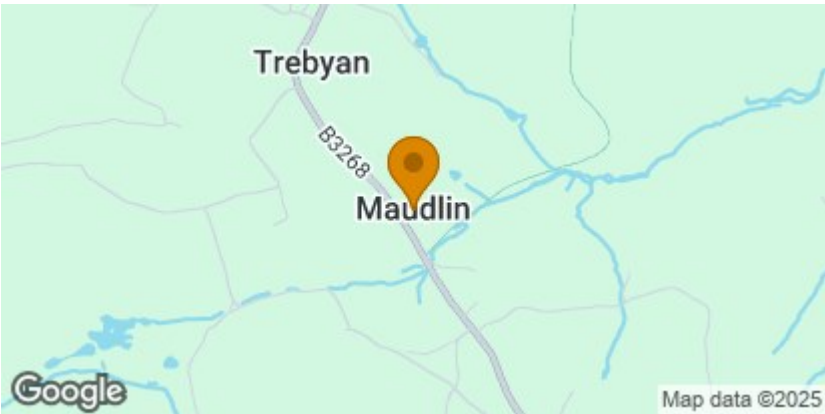
Energy Rating D (61), Council Tax Band C. Deposit £915. Sorry, no smokers, pets, or sharers.

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





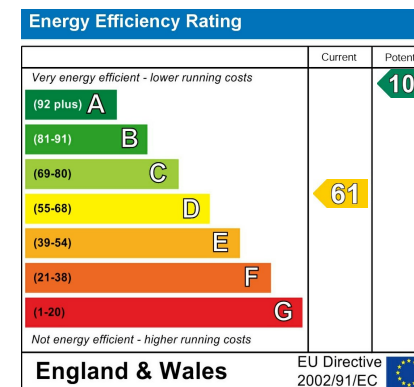
## Features

3 Bedroom Cottage  
Rural Location  
Wood Burner  
Electric Heating Throughout  
Energy Rating D  
Council Tax Band C

## Letting Information

Rent: £795 Per Calendar Month  
Holding Deposit: £100  
Total Deposit Required: £915  
Local Authority: Cornwall Council  
Council Tax Band: C  
Furnishing: Unfurnished  
Available From: 6th January 2025

## Energy Efficiency Rating



For further information, please call The Accommodation Bureau on 01208 78480.

7 Turf Street, Bodmin, PL31 2DJ. [bodmin@theaccommodationbureau.com](mailto:bodmin@theaccommodationbureau.com).

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