





## Property Description

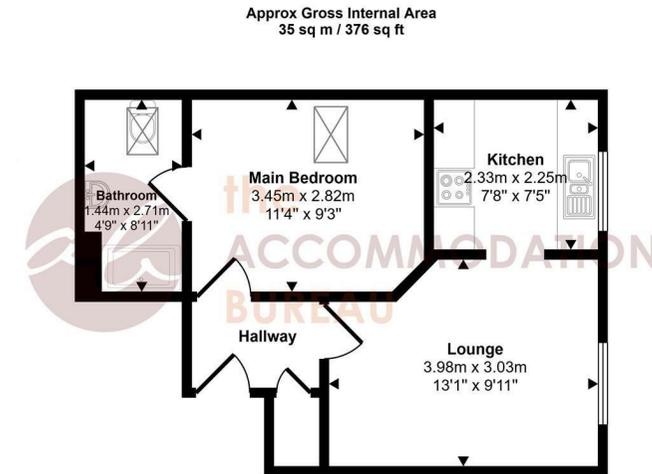
A modern one bedroom first floor flat with an allocated parking space.

This well maintained flat is located above College Lane Fish Bar and is in close proximity to Bodmin College. The flat is accessed by a communal entrance with stairs to the first floor. Inside, the flat consists of flat door into the hallway with boiler cupboard. Lounge/diner with an opening to the kitchen. The kitchen includes a freestanding electric oven with spaces for an under counter fridge and a washing machine. Double bedroom with Velux window and ensuite shower room.

Gas central heating. One allocated parking space.

Energy Rating C (71). Council Tax Band A. Deposit £750. Sorry, no pets or smokers.

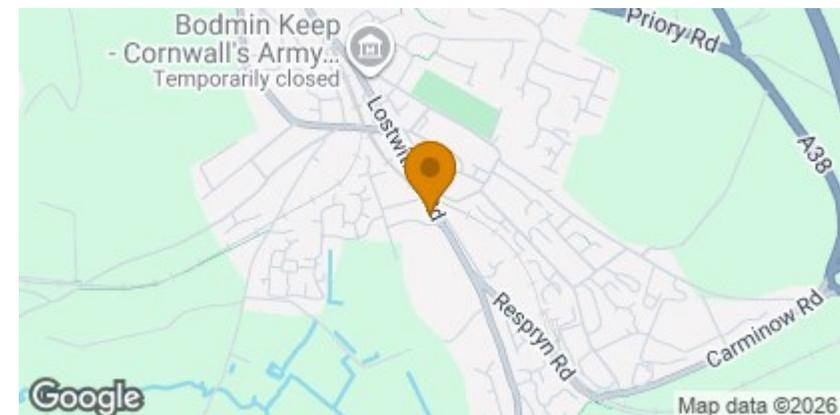
## Floorplan



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

- Modern 1 Bedroom Flat
- Gas Central Heating
- 1 Allocated Parking Space
- Close To Bodmin College
- Perfect For Single Occupancy
- Energy Rating C

## Letting Information

- Rent: £650 Per Calendar Month
- Holding Deposit: £100
- Total Deposit Required: £750
- Local Authority: Cornwall Council
- Council Tax Band: A
- Furnishing: Unfurnished
- Available From: 6th March 2026

## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

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