





Property Description

Modern 2 Bedroom Coach House with Garage

Situated in a popular residential area close to Bodmin College and the leisure centre, this well presented coach house has the added benefit of a private garden and garage.

The property has its own entrance on the ground floor with access into the garage, which has light and power. Stairs from the entrance hallway lead up to the main accommodation on the first floor.

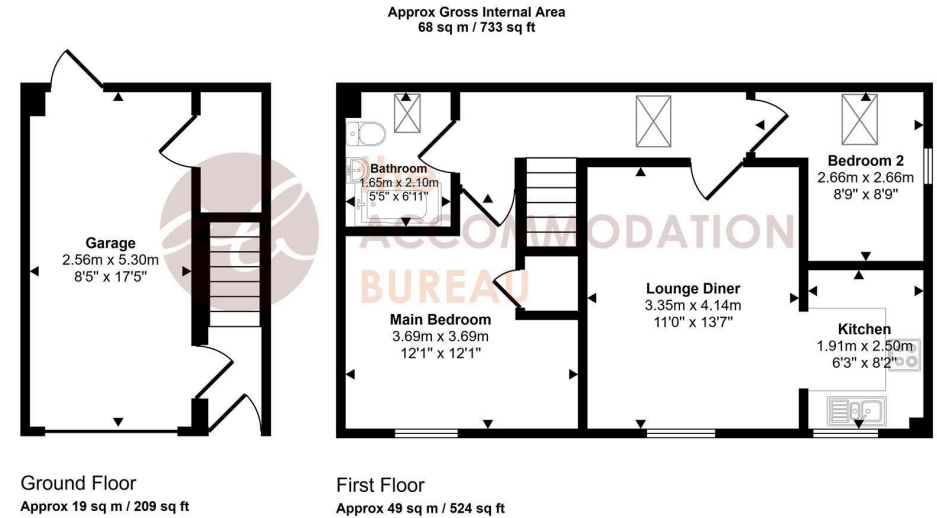
The open plan lounge and dining area is a bright, comfortable space. The adjoining kitchen is fitted with a gas hob and electric oven, with space for a washing machine and under-counter fridge.

There are two bedrooms; a good sized double and a single, ideal as a child's room or study. The bathroom includes a white suite with a shower attachment over the bath. There is gas central heating throughout.

Accessed via a door from the garage, at the rear is an enclosed, low-maintenance garden laid mainly to chippings with a small patio. There is also an outside tap.

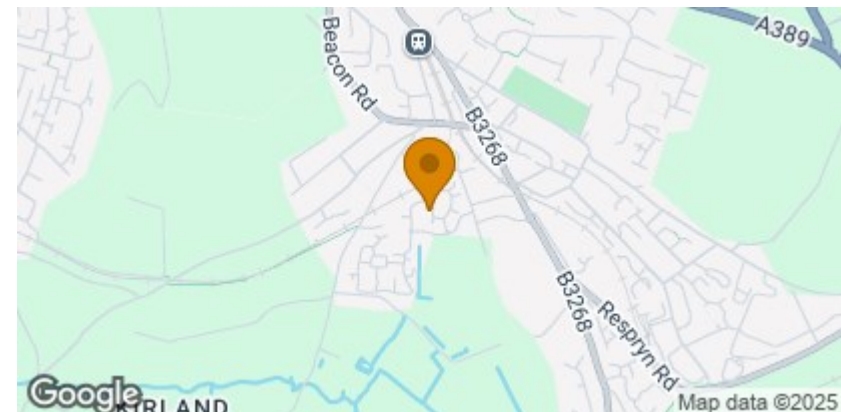
Energy Rating C (76). Council Tax Band A. Deposit £950. Sorry, no smokers, pets or sharers.

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

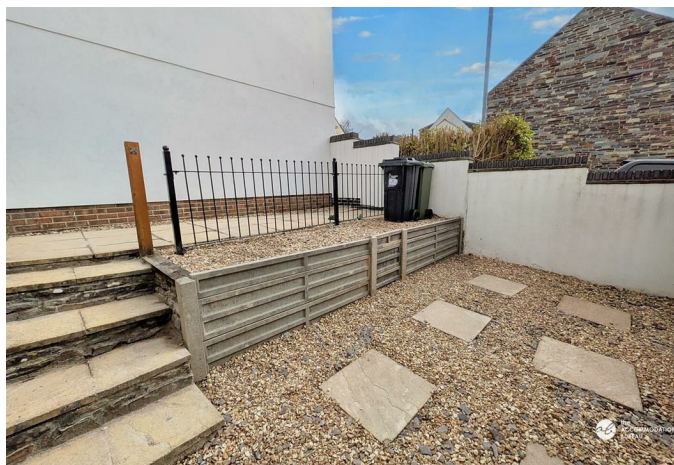
Coach House Apartment
Gas Central Heating
Garage
Low Maintenance Garden
Kitchen With Oven & Hob
Close To Bodmin College
Bath With Shower Over
Private Entrance

Letting Information

Rent: £825 Per Calendar Month
Holding Deposit: £100
Total Deposit Required: £950
Local Authority: Cornwall Council
Council Tax Band: A
Furnishing: Unfurnished
Available From: 23rd May 2025

Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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.

7 Turf Street, Bodmin, PL31 2DJ. bodmin@theaccommodationbureau.com.

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