



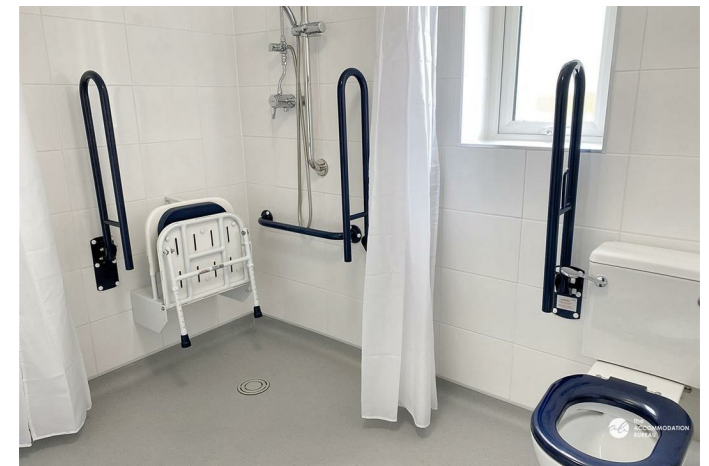
the
ACCOMMODATION
BUREAU



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ACCOMMODATION
BUREAU

£925 Per Calendar Month
Lamorrick Drive, Bodmin, PL31

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Property Description

An accessible 2 bedroom ground floor flat designed for wheelchair use.

This property has been specifically designed to meet M4(3) Building Regulations for wheelchair users.

Inside, the flat comprises a hallway with a cupboard containing the hot water cylinder. There are two double bedrooms, one with a built-in wardrobe and the other has a door that leads out to the rear garden. The main living space is open plan with a carpeted lounge area and a modern kitchen with an electric mid-height oven, electric hob (height adjustable) and sink (height adjustable). There is also a storage cupboard and a door from the kitchen area leading to the back garden. The wet room includes a mains-fed shower.

Outside, the rear garden has a patio area and a large lawn. To the side of the flat, there is an allocated parking space.

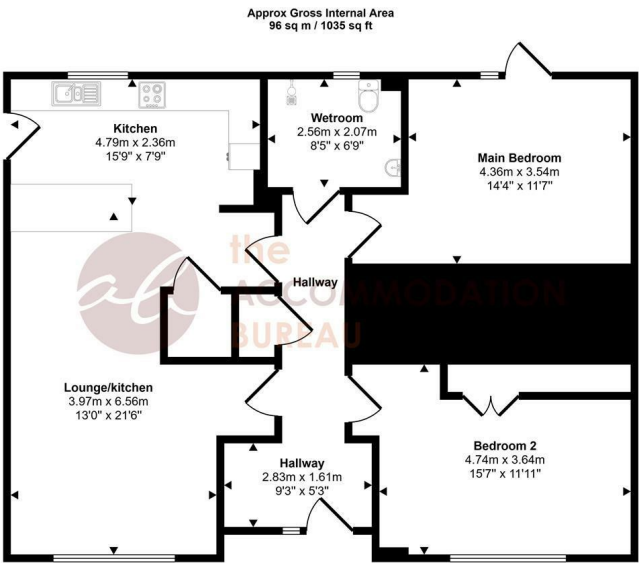
Interested parties must evidence that they have a mobility need for this property and priority will be given to the person with the highest mobility need with a local connection (see below). Contact us for more details.

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 B (92). Due to being a new build, the Council Tax band is not yet available. Deposit £1,065. Sorry, no smokers or sharers. Pets considered by negotiation.

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.

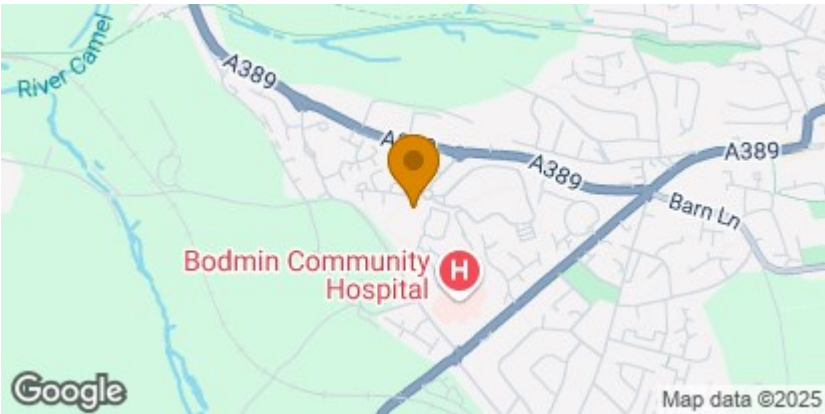
Floorplan



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

Suitable for Wheelchair Users
 Accessibility Features
 2 Double Bedrooms
 Allocated Parking Space
 Open Plan Living Area
 Wet Room

Letting Information

Rent: £925 Per Calendar Month
 Holding Deposit: £100
 Total Deposit Required: £1,065
 Local Authority: Cornwall Council
 Council Tax Band: New Build
 Furnishing: Unfurnished
 Available From: 5th May 2025

Energy Efficiency Rating

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

