



the  
ACCOMMODATION  
BUREAU





Property Description

Modern 2 Bedroom Mid-Terrace Home With Conservatory and Parking

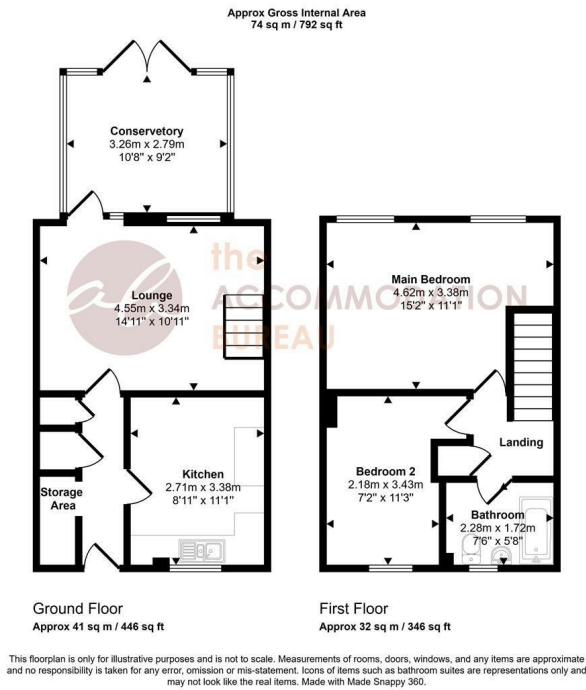
Situated in a quiet cul-de-sac just a short walk from Bodmin town centre, this well-presented two bedroom house includes a car port, an additional parking space, and an enclosed rear patio.

On the ground floor, the entrance hall (with storage) leads into the kitchen which has a tiled floor, electric cooker, and space for other appliances. The lounge sits to the rear of the property and opens into a large conservatory with French doors leading to the rear patio area.

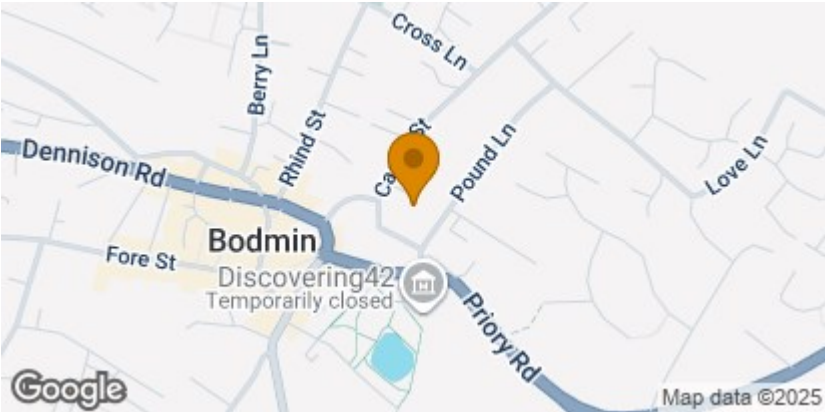
Upstairs are two double bedrooms and a bathroom fitted with an electric shower over the bath. The property benefits from gas central heating throughout.

Energy Rating C (75). Council Tax Band C. Deposit £1,035. Sorry, no smokers, pets or sharers.

Floorplan



Location






## Features

Quiet Central Bodmin Location  
Car Port And Parking Space  
Large Conservatory  
Kitchen With Electric Cooker  
Energy Rating C  
Bathroom With Shower Over Bath  
Gas Central Heating  
Short Walk To Town Centre  
Council Tax Band C  
Enclosed Rear Patio

## Letting Information

Rent: £900 Per Calendar Month  
Holding Deposit: £100  
Total Deposit Required: £1,035  
Local Authority: Cornwall Council  
Council Tax Band: C  
Furnishing: Unfurnished  
Available From: 7th November 2025

## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		75	
(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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