



3



1



2



E

Grogley, Washaway, Bodmin, PL30

£1,295 Per Calendar Month



## Property Description

A secluded detached 3 bedroom cottage surrounded by lawned gardens, in a peaceful wooded setting close to the Camel Trail.

This charming cottage has been recently updated and comprises a side door into a utility room with plumbing for washing machine, door through to the kitchen with range cooker and integrated dishwasher, with space for fridge/freezer, large understairs cupboard. Sitting room and dining room both with new woodburning stoves.

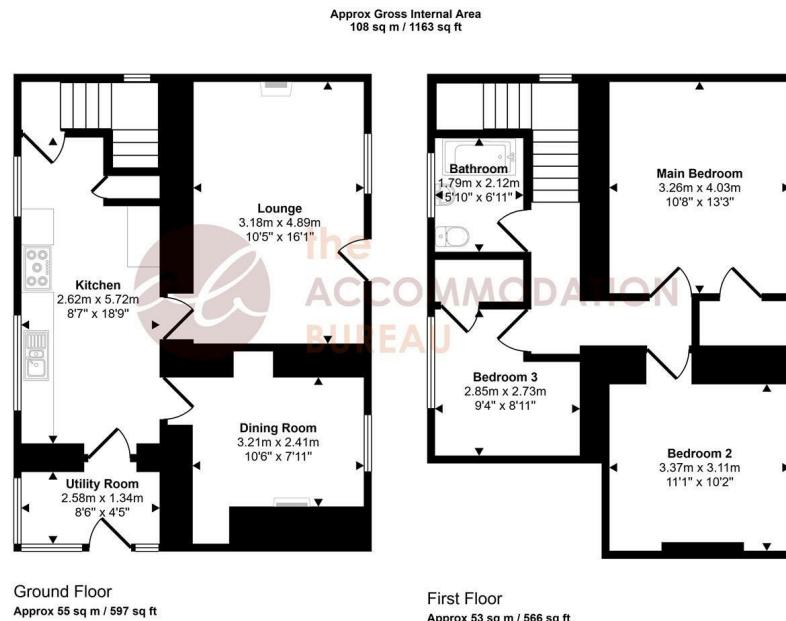
Stairs from the kitchen lead up to the landing, with two double bedrooms and one single bedroom, all with built in wardrobes. Bathroom with electric shower over the bath.

Outside there are large lawned gardens to all sides. Storage shed. There is further land available by separate negotiation.

Oil fired central heating. Borehole water supply. Septic tank drainage.

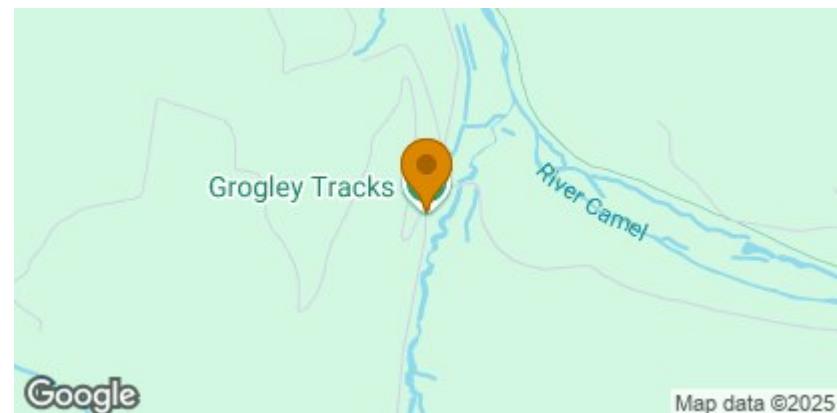
Energy rating E (48). Council Tax Band D. Deposit £1,490. One dog or cat considered. Sorry, no sharers.

## 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



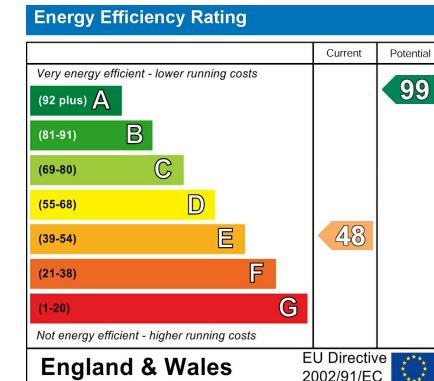
## Features

- Rural Location
- Close To The Camel Trail
- Backing Onto Woodland
- Lounge And Dining Room With Wood Burning stoves
- Large Gardens

## Letting Information

- Rent: £1,295 Per Calendar Month
- Holding Deposit: £100
- Total Deposit Required: £1,490
- Local Authority: Cornwall Council
- Council Tax Band: D
- Furnishing: Unfurnished
- Available From: 4th August 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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