





Property Description

A large three bedroom house with good sized rooms located on the outskirts of Lanivet.

This family home is ideally located for easy access to the A30 & benefits from a large rear garden.

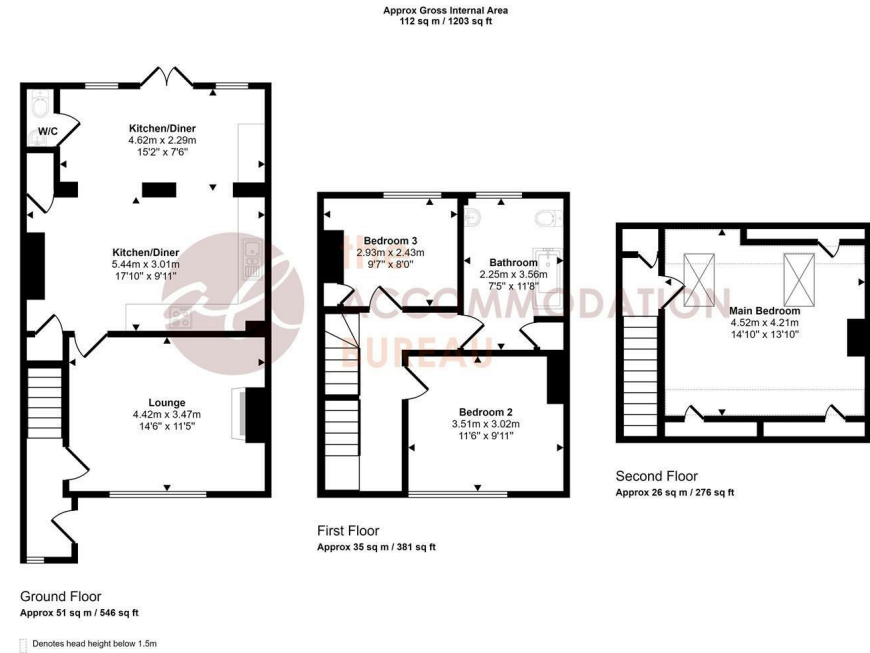
Inside, the house comprises of: hallway leading through to the lounge which has a multi-fuel stove and storage cupboards either side of the stove. A door leads through to the large kitchen/dining room which has a slate floor. The kitchen includes an electric oven & hob. At the back of the kitchen is a utility area and a downstairs W.C. Double doors lead out to the long, rear garden which has a decked area, area of gravel and lawn.

First floor: there are two bedrooms & a family bathroom with an electric shower over the bath and a storage cupboard. Second floor: spacious double bedroom with velux windows & traditional exposed beams.

Electric heating throughout with night storage heaters and panel heaters. Parking area to the front of the house.

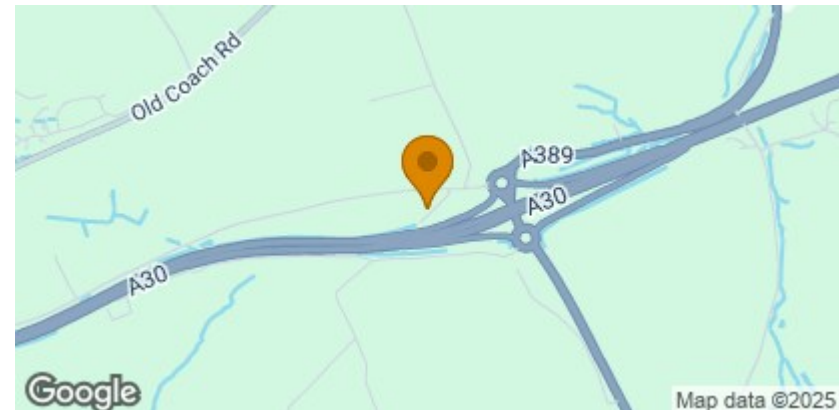
Energy Rating E (50). Council Tax Band B. Deposit £1,265. No smokers or sharers. 1 dog considered by negotiation.

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



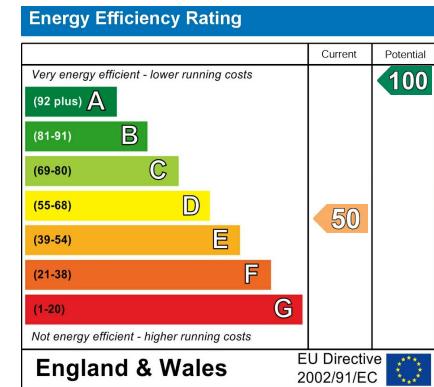
Features

Three Good Sized Bedrooms
 Parking For Two Cars
 Large Rear Garden
 Multi-Fuel Stove
 Council Tax Band B
 Three-Storey House
 Easy Access To A30
 Bathroom With Shower

Letting Information

Rent: £1,100 Per Calendar Month
 Holding Deposit: £100
 Total Deposit Required: £1,265
 Local Authority: Cornwall Council
 Council Tax Band: B
 Furnishing: Unfurnished
 Available From: 7th April 2025

Energy Efficiency Rating



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

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

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