



the ACCOMMODATION BUREAU

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£850 Per Calendar Month
Riding Close, Bodmin, PL31

 2  2  1  B



Property Description

Sorry, we are now fully booked for viewings A modern two bedroom house in a quiet corner of a popular development.

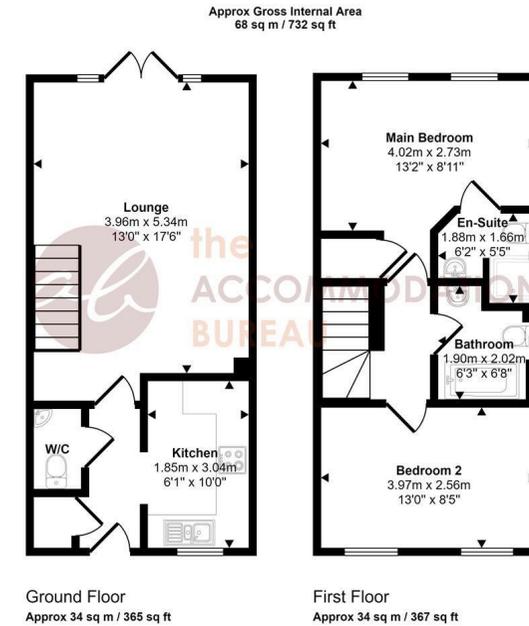
Tucked away on Riding Close, this modern 2 bedroom house benefits from 2 allocated parking spaces & a high energy efficiency rating. Steps down from the parking area lead to the front door. Inside, the house consists of a hallway with a cupboard & a downstairs W.C. The kitchen includes a gas hob, an electric oven & washing machine. The large lounge/diner has French doors leading to the back garden.

Upstairs: there are two good sized double bedrooms. The main bedroom has an en-suite shower room. The main bathroom has a shower over the bath.

There is a low maintenance rear enclosed garden on two levels laid to chippings & there is a gate for rear access. There are two allocated parking spaces to the front. Gas central heating.

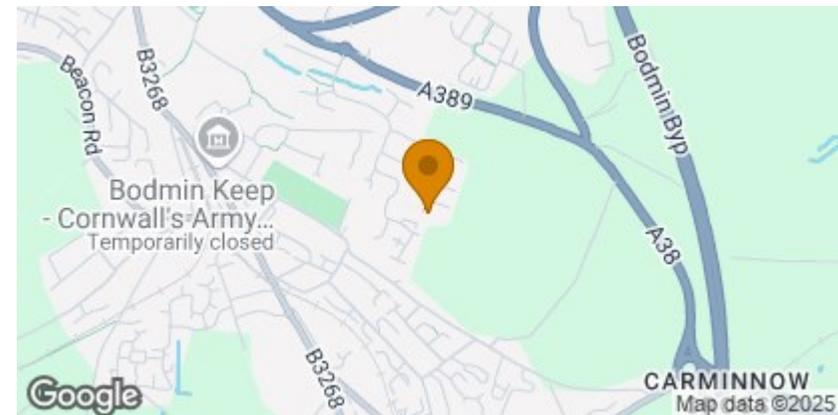
Energy Rating B (82). Council Tax Band B. Deposit £950. Sorry, no smokers, pets or sharers.

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

- Allocated Parking
- Kitchen With Appliances
- Gas Central Heating
- Energy Rating B
- Master En-Suite Bedroom
- Low Maintenance Garden
- Downstairs W.C.
- Bathroom With Shower Over

Letting Information

- Rent: £850 Per Calendar Month
- Holding Deposit: £100
- Total Deposit Required: £950
- Local Authority: Cornwall Council
- Council Tax Band: B
- Furnishing: Unfurnished
- Available From: 9th May 2025

Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		82	
(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.

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