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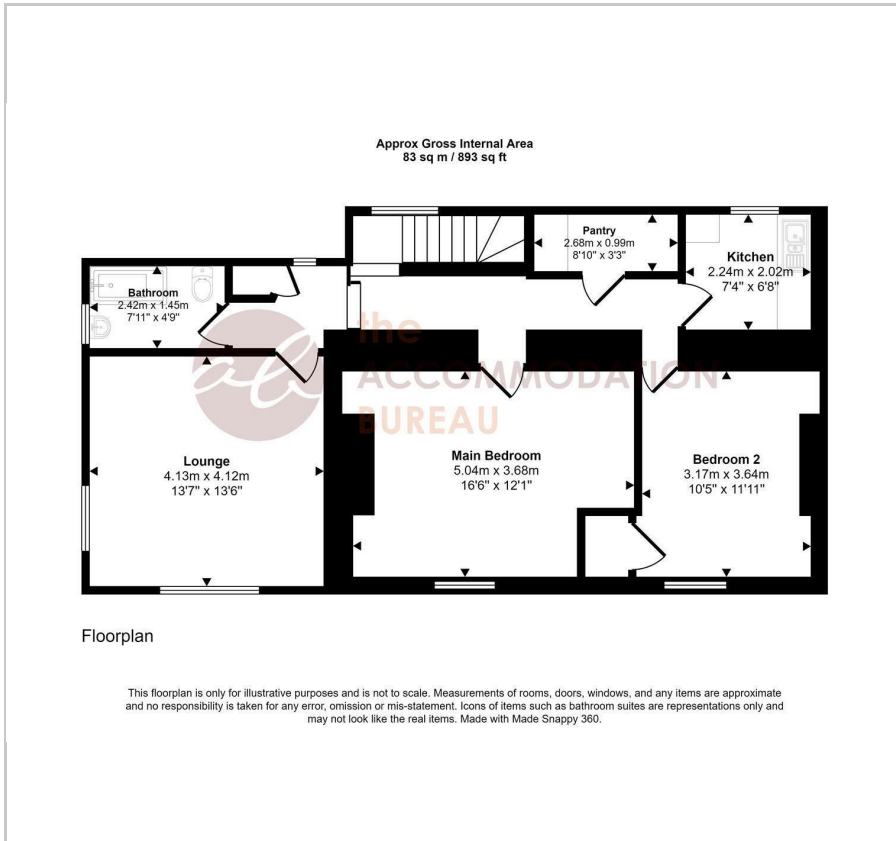
10a Love Lane

Bodmin, PL31 2BL

£650 PCM



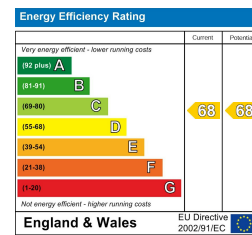
Floor Plan



Area Map



Energy Efficiency Graph



- Garage With Power
- Parking Space
- Electric Heating
- Energy Rating D
- Shared Garden
- Kitchen & Pantry
- Bathroom With Shower
- Historic Building

An older style two bedroom first floor flat in a historic building.

This spacious two bedroom flat benefits from a garage, an allocated parking space and a shared garden. Located at the top of Pound Lane on Love Lane, the property is within walking distance of the town centre, supermarket and Callywith College.

To the side of the property is the parking space in front of the garage (which has light & power). The flat is accessed via a private entrance at the rear of the property. The flat door leads into a porch and then into a ground floor hallway with an understairs cupboard that has plumbing for a washing machine. Stairs lead up to the first floor landing which leads to a spacious dual aspect living room with an ornamental feature fireplace. The bathroom has an electric shower over the bath. The main bedroom includes a freestanding wardrobe and the single bedroom has a large cupboard. The single bedroom could easily be used as a study or a second reception room.

The small kitchen has space for an electric cooker. There is a separate pantry that has space for a fridge and other storage.

The rear garden is laid to lawn and is shared with the ground floor flat. The flat is heated by electric heaters including two fan-assisted night storage heaters.

The landlord is currently carrying out works to the flat including cosmetic improvements to the kitchen & bathroom including new flooring.

Energy Rating D (68). Council Tax Band B. Deposit £750. Sorry, no smokers, sharers or pets.

It is not possible for a water meter to be installed at the property, so there will be an additional water charge payable to the Landlord. The charge will be set according to the assessed charge set by South West Water. The current charge is £41.22 per month on the basis of 2 occupiers but this may change if there are a different number of occupiers. Please note, the Landlord will only be passing on the charge set by South West Water.



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. Intending purchasers 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.