



the
ACCOMMODATION
BUREAU



Property Description

A 2 bedroom first floor apartment in a development for the over 55s.

The Sycamores provides the perfect environment for independent living, yet offers the security & benefits of a visiting House Manager and a host of communal facilities.

Available now is a 2 bedroom first floor apartment, featuring a good size living room, a kitchen with an electric cooker and space for other appliances. There is one double bedroom, one single bedroom and a bathroom with a step-in shower with an electric shower. In the hallway there is a storage cupboard.

The development itself consists of 53 apartments over 4 floors, with communal facilities including: lift to all floors, residents lounge, laundry room, fitness centre, library & guests apartments for visiting relatives & friends. There is onsite parking and extremely well maintained communal gardens. The House Manager is onsite 4 mornings a week to assist with the management of the building.

Ideally situated close to the train station & only a short walk to the town centre. Double glazing and electric heating. The rent includes water (not sewerage which is billed by South West Water).

Energy Rating C (74). Council Tax Band B. Deposit £950. Sorry, no pets, smokers or children. Available for over 55s only as per the terms of the head lease.

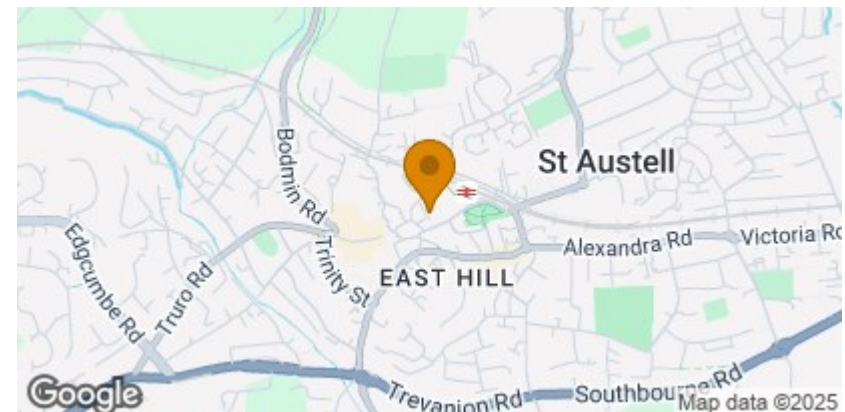
Floorplan



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



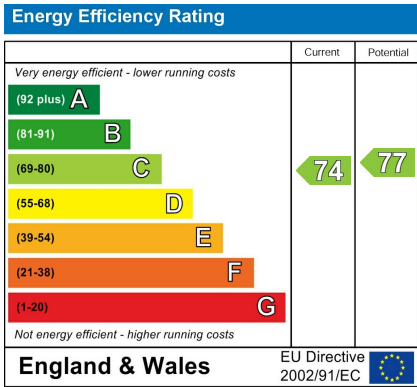
Features

- For The Over 55's
- 2 Bedroom Apartment
- Communal Facilities
- Onsite Parking
- Energy Rating C
- Council Tax Band B
- Electric Heating

Letting Information

- Rent: £825 Per Calendar Month
- Holding Deposit: £100
- Total Deposit Required: £950
- Local Authority: Cornwall Council
- Council Tax Band: B
- Furnishing: Unfurnished
- Available From: 28th November 2025

Energy Efficiency Rating



For further information, please call The Accommodation Bureau on 01208 78480.
7 Turf Street, Bodmin, PL31 2DJ. bodmin@theaccommodationbureau.com.

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. Prospective tenants 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

