





Property Description

Three Bedroom Mid-Terrace House With Parking & Gas Central Heating.

Located within easy reach of a primary school and Bodmin Hospital, this property has recently had some re-decoration and benefits from gas central heating.

The front door opens into a small hallway leading into the lounge with under stairs storage. The kitchen provides ample cupboard space and is fitted with a double electric oven, hob and cooker hood, with room for additional appliances. From the kitchen there is access to the rear garden and a downstairs shower room with electric shower and heated towel rail. The shower room also has new flooring.

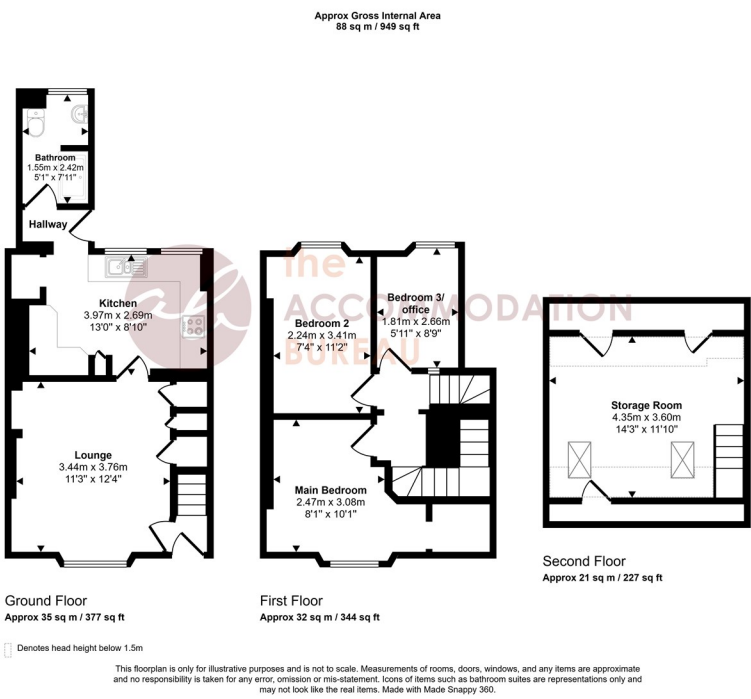
To the rear is an enclosed courtyard garden with a slate chipping area, storage shed and a gate leading to the rear parking area, where there is space for two vehicles.

Upstairs on the first floor are two bedrooms and a third smaller bedroom suitable for use as a home office. A further narrow staircase leads to a large storage room within the attic space.

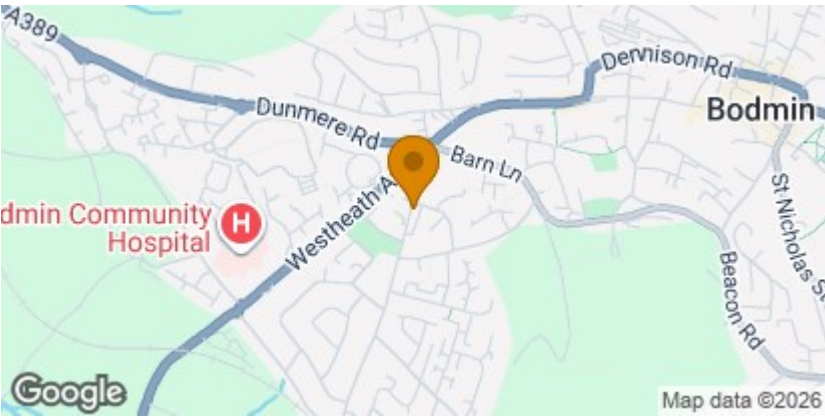
Bodmin is a well connected Cornish town offering a range of local shops, schools and amenities, with good access to the A30 for travel across Cornwall.

Energy Rating D (65). Council Tax Band A. Deposit £1,035. Sorry, no smokers or sharers. Pets considered by negotiation.

Floorplan



Location



Features

Parking For Two Cars
Gas Central Heating
Newly Painted Bedrooms
Oven & Hob Included
Shower Room
Enclosed Courtyard Garden
Attic Storage Room
Council Tax Band A
Close To Bodmin Hospital
Energy Rating D

Letting Information

Rent: £900 Per Calendar Month
Holding Deposit: £100
Total Deposit Required: £1,035
Local Authority: Cornwall Council
Council Tax Band: A
Furnishing: Unfurnished
Available From: 9th January 2026

Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

