



2 Lower Brea, Camborne, Cornwall TR14 9BH

A pretty yet compact mid terraced cottage in the quiet village of Brea. Available to rent on a 6 month renewable tenancy.

Camborne 1.5 miles - Redruth 3 miles - Truro 15 miles

- Character Cottage • 2 Bedrooms • Garden • Parking • Available April • 6 months plus • Deposit: £0.00 • One Pet Considered (terms apply) • Council Tax Band: A • Tenant Fees Apply

£750 Per Calendar Month

01872 266720 | rentals.truro@stags.co.uk



LIVING ROOM

Small living room with window to the front, front door and stairs.

KITCHEN

Galley kitchen with wall and base units and space for appliances.

BEDROOM 1

Small double bedroom with window to the front and radiator. Cupboard housing the boiler

BEDROOM 2

Small single bedroom with Velux window

BATHROOM

Bath with shower over, w.c and sink.

OUTSIDE

The property benefits from parking for 2 small/medium cars. The garden comprises of lawn, borders and a shed. To the rear is a small courtyard. A wash house has power and space for a washing machine and dryer on top.

SERVICES

Mains electricity & gas.
Metered water supply
Council Tax Band: A

SITUATION

Brea is a small hamlet on the outskirts of Camborne which enjoys easy access to both Camborne and Redruth as well as the A30. Truro is approximately 14 miles away where all the benefits of a city can be enjoyed. Beaches are also within easy reach - the closest being Portreath which is some 4 miles away.

DIRECTIONS

From our office head to Chiverton Cross Roundabout and take the first exit onto the A30 west. Take the 3rd exit signposted as Pool and Tolvaddon, and at the first set of traffic lights turn left. At the 2nd set proceed straight across, along Dudance

lane and at the next traffic lights, turn right over the railway bridge and immediately right again - following the road into Brea. The cottage can be found on the right (opposite Chapel Hill).

LETTING

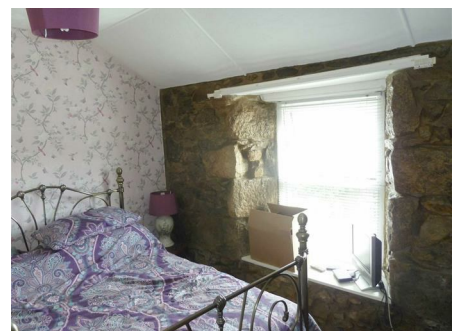
The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available April. RENT: £750.00 pcm exclusive of all other charges. One pet considered. Where the agreed let permits a pet the rent will be £775.00 pcm. DEPOSIT: £0.00. References required, viewings strictly through the agents.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
A	92-100		85
B	81-91		
C	69-80		
D	55-68	62	
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	