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Residential Lettings



2 Lower Brea
Brea, Camborne, TR14 9BH

A pretty yet compact mid terraced cottage in the quiet village of Brea.

• CHARACTER COTTAGE • MID TERRACED • 2 BEDROOMS • GARDEN •
PARKING • AVAIL EARLY MARCH • LONG LET • TENANT FEES APPLY • •

£585 per calendar month

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

Cornwall | Devon | Somerset | Dorset | London

LIVING ROOM

Small living room with window to the front, front door and stairs. Wood burning stove and radiator

KITCHEN

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

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

First floor with bath, w.c and sink. Please note there is no shower.

OUTSIDE

The property benefits from parking for 2 small cars to the front. The garden comprises of lawn, borders and 2 sheds. To the rear is a small courtyard.

SERVICES

Mains electricity
Mains gas
Metered water supply
Council Tax Band A
EPC Band D

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).

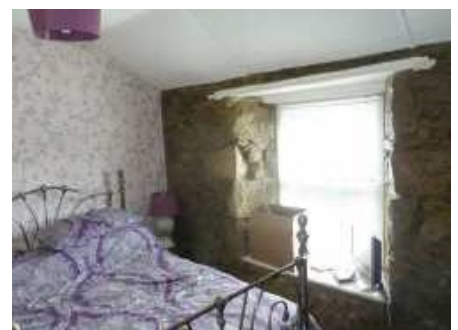
LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £585pcm and there is no deposit. Two months rent payable in advance. Usual references required. Viewings strictly by appointment with Stags as Landlords Agents on 01872 266720

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£150 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.



| Energy Efficiency Rating | |
|--|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs (92-100) A | |
| (81-91) B | |
| (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 |

| Environmental Impact (CO ₂) Rating | |
|--|-------------------------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions (92-100) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |



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