



Flat 2, Trelowek Penhale Road, Carnhell Green,
Camborne, Cornwall TR14 0LU

A beautifully presented one bedroom barn loft
apartment with gardens, storage and parking.

Camborne 2 miles Camborne West A30(T) 3 miles Hayle 5 miles

• BARN LOFT APARTMENT • RURAL SETTING • PARKING FOR ONE
CAR • SORRY NO PETS • BEAUTIFULLY PRESENTED • TENANT FEES
APPLY

£750 Per Calendar Month

01872 264488 | truro@stags.co.uk

OPEN PLAN KITCHEN/LIVING ROOM

A spacious dual aspect sitting room incorporating dining space and open plan kitchen area including a range of floor units, oven, washing machine and fridge freezer. It comprises a brand new Quantum Heater, which is the most advanced, economical, off-peak electric heater on the market.

BATHROOM

The bathroom comprising of a contemporary suite has a bath with shower and glazed screen, pedestal wash hand basin and low level WC

BEDROOM

Completing the accommodation is a large bedroom dual aspect with vaulted ceiling

OUTSIDE

The Loft benefits from a private garden area at the side of the property that is enclosed by trees and shrubs and also has use of the large communal garden which is primarily laid to lawn with established trees, shrub and flower borders. Externally there are two storage areas at ground level of which one has water and power for the option of storing a tumble dryer and chest freezer. There is a communal parking area at the side of the property with 1 parking space allocated to The Loft.

SITUATION

The Loft apartment is part of a cluster of properties known as Trelowek. The nearest villages are Carnhell Green and Barripper with local facilities and amenities including public houses, post office, general stores, primary school and village hall. These are supplemented further by the town of Camborne about 2 miles to the north east. At Camborne there is a station on the London Paddington line and just to the north of the town are junctions onto the A30(T). The magnificent beaches on the North Coast are a short drive away.

SERVICES

Mains water
Mains electricity.
Shared private drainage
EPC E
Council Tax Band A

DIRECTIONS

From Camborne take the B3303 towards Helston and Praze an Beeble. On the outskirts of the town, turn right towards Penponds. Drive out of the town, pass the school and continue on to Barripper. Drive through the village, continuing on the road towards Carnhell Green. Trelowek will become evident on the left hand side.

LETTING

This property is available to rent on an Assured Shorthold Tenancy. Rent is £750pcm and the deposit is £865 refundable at the end of the tenancy less any agreed deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required.

Viewings strictly by appointment with Stags as Landlords Agents on 01872 266720

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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