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ACCOMMODATION
BUREAU

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£995 Per Calendar Month
Cupid Drive, Tolgus, Redruth TR15

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Property Description

SORRY - NOW FULL FOR VIEWINGS - Modern 2 bedroom house at Gwel Basset, Tolgus

Consisting of: Entrance in to spacious hallway with downstairs WC. Open plan lounge/kitchen/dining room with electric oven & hob. Staircase to first floor, with 2 double bedrooms (both with built-in storage) and family bathroom. French doors from the living room lead out on to a private enclosed lawned garden with gated pedestrian access. The property comes with 2 allocated parking spaces - 1 immediately to the front and 1 in the rear parking area

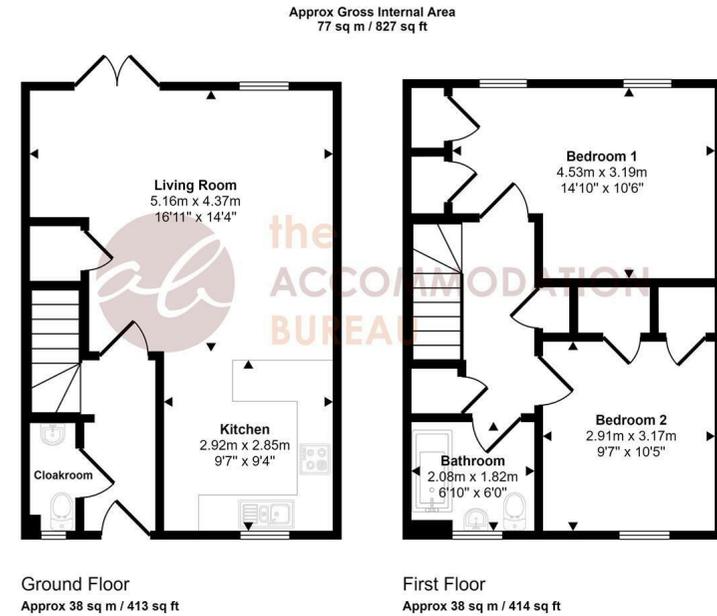
The property benefits from high energy efficiency, with solar panels, air source heat pump & underfloor heating,

Deposit £1,145. Council Tax Band B. Energy Rating A (94).

No smokers, pets or sharers.

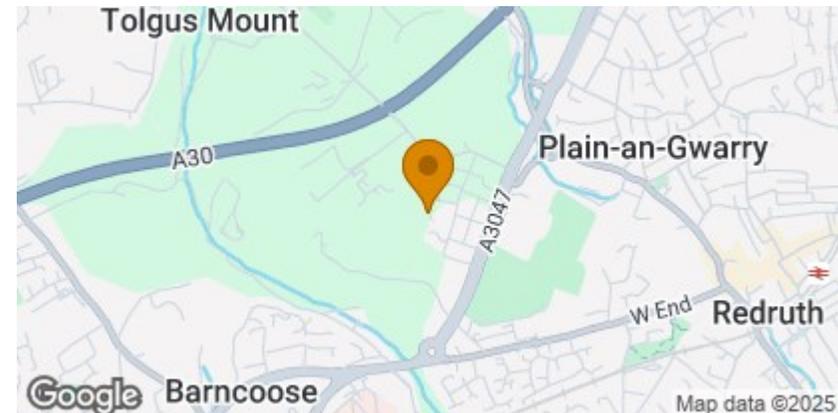
LOCAL LETTINGS CRITERIA This rental is subject to local lettings criteria, providing a 3 year tenancy for people with a local connection. Eligibility for this property requires tenants to live or work in Camborne/Redruth and the surrounding area and therefore people who wish to view must meet a local criteria (contact us for full details)

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

- Modern 2 Bedroom Home
- 3 Year Tenancy
- Local Lettings Criteria
- High Specification
- Enclosed Garden
- 2 Parking Spaces
- Excellent Energy Rating
- Air Sourced & Underfloor Heating plus Solar Panels

Letting Information

- Rent: £995 Per Calendar Month
- Holding Deposit: £100
- Total Deposit Required: £1,145
- Local Authority: Cornwall Council
- Council Tax Band: B
- Furnishing: Unfurnished
- Available From: 7th April 2025

Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		94	96
(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	



For further information, please call The Accommodation Bureau on 01209 717378.

Redruth House Cornwall Business Park West, Scorrier, Redruth, TR16 5EZ. redruth@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.

