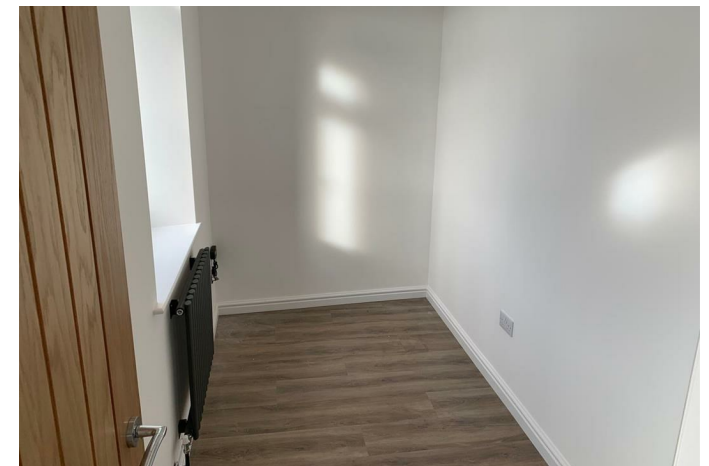




the
ACCOMMODATION
BUREAU

£850 Per Calendar Month
Higher Brea, Camborne TR15





Property Description

2 bedroom ground floor flat in the heart of this charming village, just a few minutes from Camborne & Redruth

Set in a small development of what was formerly the local Inn, this characterful property benefits from it's own private entrance and would be perfect for a single professional or couple.

Consisting in detail of:-

Private entrance in to hallway. Open plan living space with lounge and modern kitchen area with integral oven & hob. 1 double bedroom with ensuite shower room. Further single bedroom or possible study. Rear lobby with separate WC and door to rear.

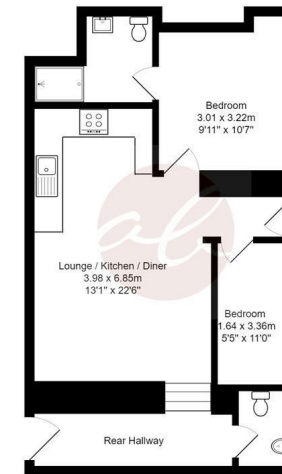
The property benefits from uPVC double glazing and gas central heating.

Outside, there`s parking immediately outside. Plus to the rear, there's a communal parking area plus small communal garden.

Energy Rate C(80). Council Tax Band A. Holding Deposit £196. Total Deposit £980.

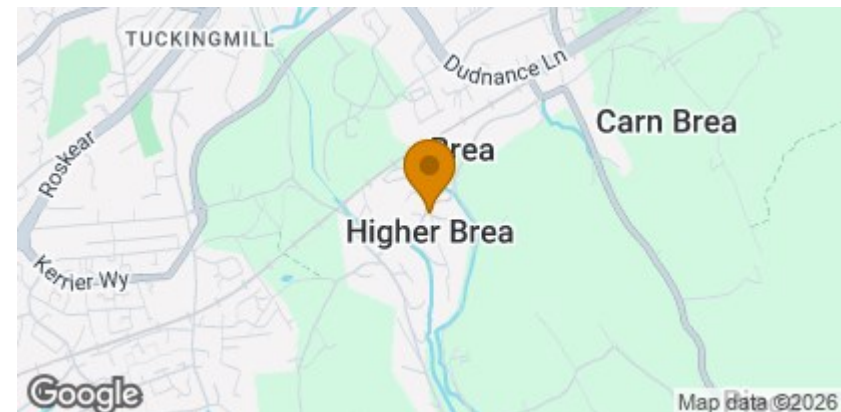
Affordability guide: Based on a monthly rent of £850, you will need a combined household gross income of £25,500 per annum (£2,125 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £30,600 per annum. These figures are based on standard criteria set by our referencing provider and apply equally regardless of income source. Please contact us if you require any clarification.

Floorplan



Total Area: 61.8 m² ... 665 ft²
All measurements are approximate and for display purposes only

Location



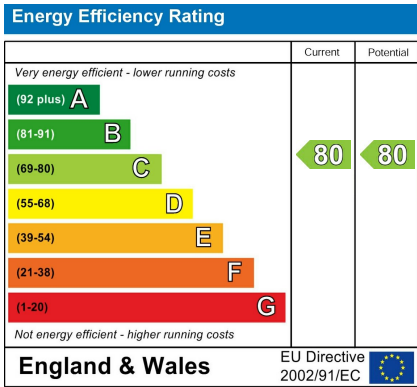
Features

- Character 2 Bedroom Flat
- Private Entrance
- Gas Central Heating
- Parking
- Communal Garden
- Village Location

Letting Information

Rent: £850 Per Calendar Month
Holding Deposit: 1 weeks' rent
Total Deposit Required: £980
Local Authority: Cornwall Council
Council Tax Band: A
Furnishing: Unfurnished
Available From: 14th September 2026

Energy Efficiency Rating



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

