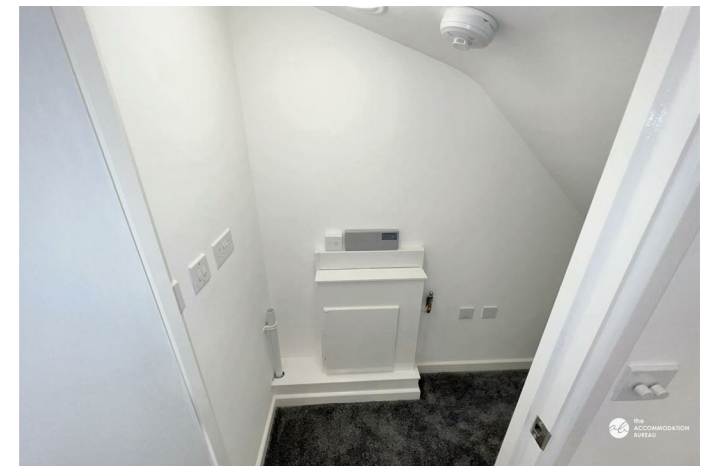






Property Description

Modern 2 bedroom house at Gwel Basset, Tolgus by local developer Treveth Homes.

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.

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

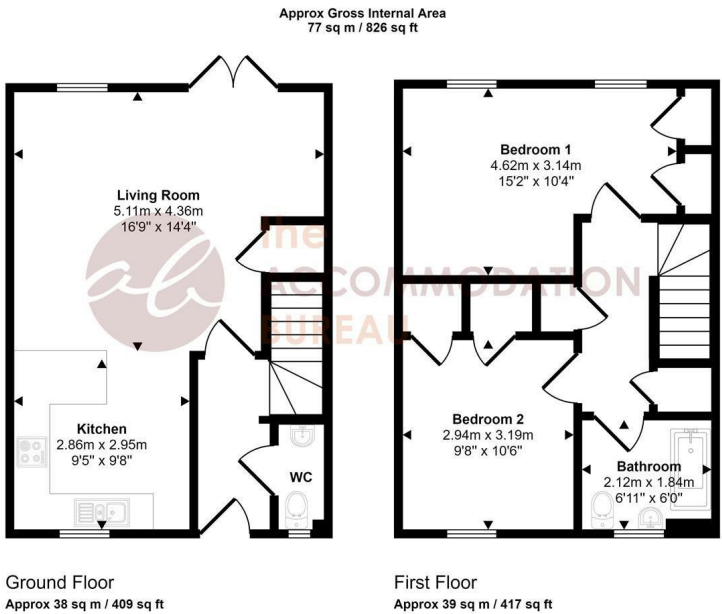
Energy Rating A(95). Council Tax Band B. Holding Deposit £248. Total Deposit £1,240.

Please note: Internal photos are of a similar property of the same design and layout.

LOCAL LETTINGS CRITERIA This rental is subject to local lettings criteria, providing homes 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).

Affordability guide: Based on a monthly rent of £1,075, you will need a combined household gross income of £32,250 per annum (£2,688 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £38,700 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



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



Trefula Road, Tolgus, Redruth, TR15

£1,075 Per Calendar Month

Features

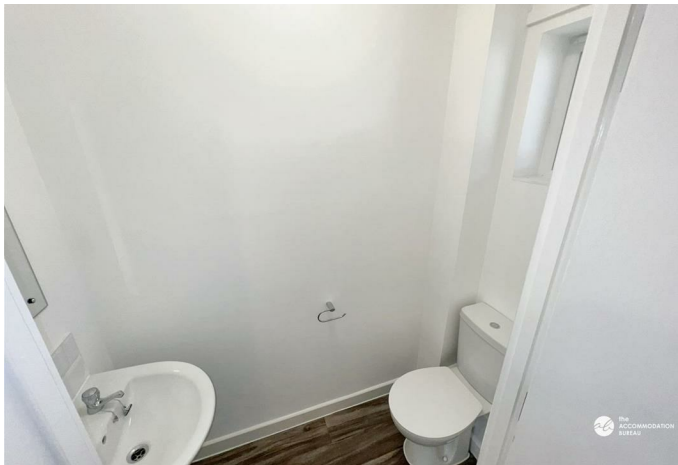
Modern 2 Bedroom Home
High Specification
Enclosed Garden
2 Parking Spaces
Excellent Energy Rating
Air Sourced & Underfloor Heating plus
Solar Panels
Local Lettings Criteria Applies

Letting Information

Rent: £1,075 Per Calendar Month
Holding Deposit: 1 weeks' rent
Total Deposit Required: £1,240
Local Authority: Cornwall Council
Council Tax Band: B
Furnishing: Unfurnished
Available From: 11th September 2026

Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		95	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 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

