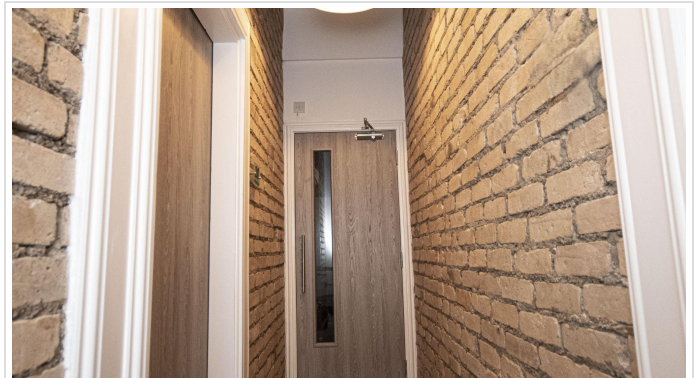


1 Bed Penthouse In 60 Wellington Road , Camborne, TR14 7LQ £725 Monthly





SHORT DESCRIPTION

Property Ref: 15992 ABOUT THE ROOMS House share (shared kitchen and living room, with a separate bedroom and bathroom). Lovely double bedrooms available in a fantastic property. All have own full ensuites (shower, toilet and handbasin) Warm, light and bright. Comes furnished with double bed, wardrobe, chest of draws, bedside table and curtains. ABOUT THIS HOME The house itself has been completely refurbished throughout, it's gorgeous! Fully furnished, everything you need is here. Kitchen is modern and specifically designed for houseshare; Including multiple fridge freezers, two ovens, two hobs, lots of cupboard space and plenty of pots, pans and plates for everyone. There is a 50inch flat screen 4k tv located in the common area, perfect for streaming your favourite programmes or watching movies. ABOUT THE HOUSEMATES Everyone is full time working and absolutely lovely. They keep a tidy home, and enjoy the space. ABOUT THE SERVICE All the bills are included in the rent for this property; including Gas, Electric, Water, Council Tax and a TV Licence. There is also unlimited broadband too. We provide a weekly cleaner for your home free of charge to ensure the common areas of the property are always clean and tidy. This property is professionally managed by Specialist Business Units. Occupants can expect quality accommodation with an excellent management service. ABOUT THE AREA Camborne is an ideal place to live should you need easy access to the A30 and is perfect for commuting to Pool, Redruth, St Ives, Falmouth, Penryn or Truro. The property is located centrally, giving you bus stops or taxi stand within a few minutes walk, or train station within a 5 minute walk. There is an Aldi located within a couple minutes walk from the house, and a Tesco's within 10 minutes walk. There is a Costa Coffee in town, plus all the other essentials like Boots Pharmacy, Banks, and a few places selling yummy Pasties! One of our favourite things about Camborne?... you're never far from a lovely walk or a sandy beach! Property Type: Penthouse Full Renting price: £725.00 Pricing Options: Fixed Price Tenure: 6 months Council tax band: C EPC rating: C Parking: On drive Heating Type: Gas Heating

1

Bed Room(s)

1

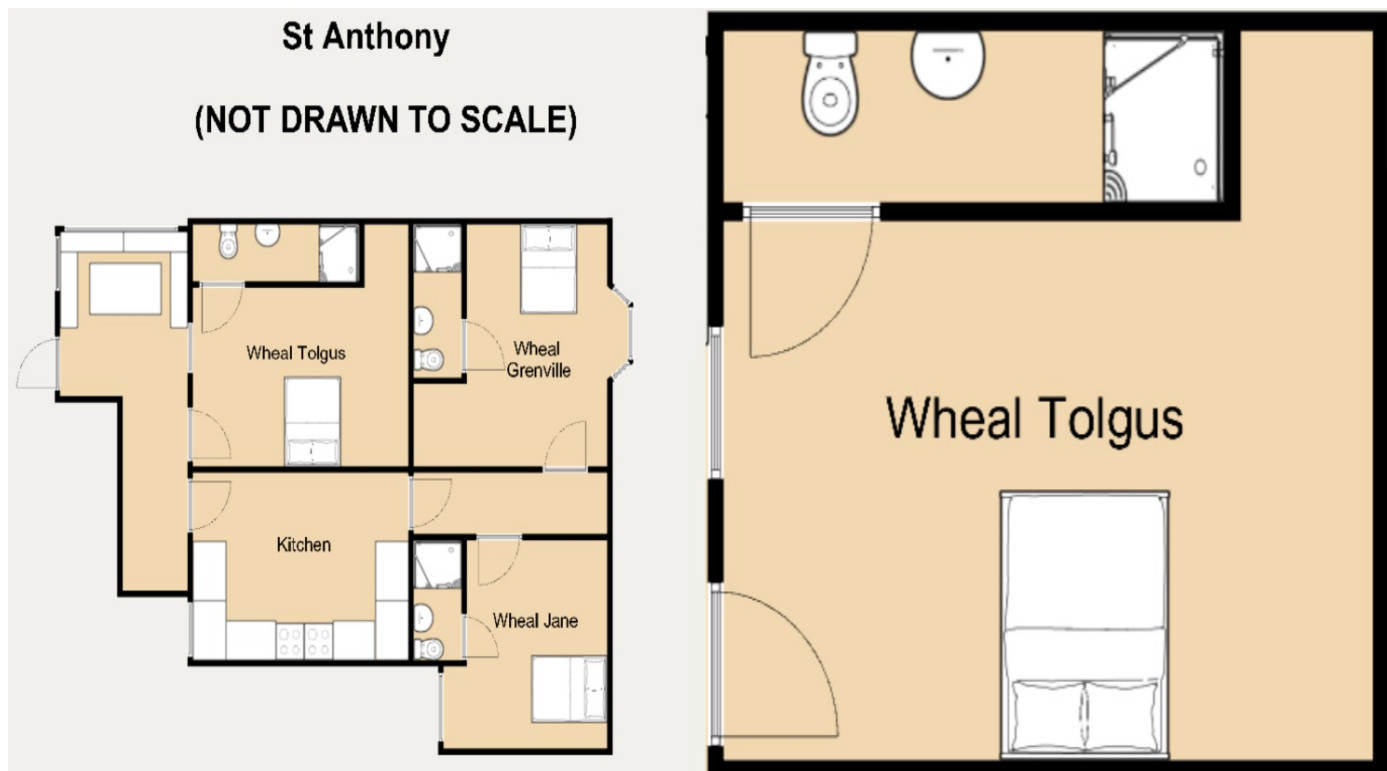
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Ground-floor flat
Total floor area	71 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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