

To Let

5 Martin House, Treruffe Hill, Redruth, TR15

A Two Bedroom apartment located conveniently for the town, train station, bus routes and local amenities. The apartment is located on the first floor with some views across the town and beyond. The apartment is warmed by gas central heating and is partially double glazed. The accommodation comprises of: - Entrance Hall, Lounge, Kitchen, Bathroom/WC, One Double Bedroom and One Single Bedroom. There is onsite parking on a first come first served basis. EPC: C. No Pets/Smokers/Sharers. Minimum Income will apply. Deposit £695.00



- TWO BEDROOM APARTMENT
- GAS CENTRAL HEATING
- CLOSE TO TOWN
- PARKING
- FIRST FLOOR
- SHOWER ROOM/WC
- NO PETS/SMOKERS/SHARERS
- AVAILABLE MID SEPTEMBER

£695per month Deposit £695



Apartment 5 Martin House, Treruffe Hill, REDRUTH, TR15 2PD

Dwelling type:	Top-floor flat	Reference number:	0323-2869-7933-9374-3041
Date of assessment:	31 July 2014	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	01 August 2014	Total floor area:	49 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,182
Over 3 years you could save	£ 138

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 108 over 3 years	£ 111 over 3 years	
Heating	£ 792 over 3 years	£ 687 over 3 years	
Hot Water	£ 282 over 3 years	£ 246 over 3 years	
Totals	£ 1,182	£ 1,044	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	76	79

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 81
2 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 57

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone **0800 444202**. The Green Deal may enable you to make your home warmer and cheaper to run.