

## To Let

### Raymond Road, Redruth, Cornwall, TR15 2HF

#### NEWLY RENOVATED FAMILY HOME

A Three Bedroom Family Home located in one of Redruth's popular residential roads within easy reach of local schools, shops and transport links. The property has been totally renovated and is now at an exceptional level of presentation. There are new double glazed windows, new floor coverings throughout, fully fitted kitchen with integrated appliances including an induction hob, electric double oven, dishwasher, fridge, fridge/freezer, washing machine and tumble dryer. There is a generous garden to the rear, a garage and off road parking for one vehicle on the driveway. The property is warmed by gas central heating. The accommodation comprises of :- Entrance Porch, Hallway, Cloakroom/WC, Kitchen, Lounge, Sitting Room/Dining Room, Utility Room and to the first floor Two Double Bedrooms, a Generous Single Bedroom and the Bathroom/WC. EPC C. Council Tax C. Ideally suited to a Family. No Smokers. No Pets. No Sharers. No Students. Minimum Income Criteria will apply.



- FULLY RENOVATED
- TWO RECEPTION ROOMS
- GENEROUS REAR GARDEN
- POPULAR AREA
- THREE BED FAMILY HOME
- INTEGRATED APPLIANCES
- NO SMOKERS/SHARERS/STUDENTS
- CLOSE TO SCHOOLS/TOWN/TRANSPORT

**£1,600 per month Deposit £1,600**



VIEWING BY APPOINTMENT WITH AGENTS FERGUSON YOUNG

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# Energy performance certificate (EPC)

72 Raymond Road  
REDRUTH  
TR15 2HF

Energy rating

C

Valid until: **23 October 2032**

Certificate number: **9340-2854-4200-2422-1141**

Property type: Semi-detached house

Total floor area: 101 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](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		