# ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

# To Let

### 41 Trevenson Road, Pool, TR15 3PN

A Modern One Double Bedroom, Ground Floor Apartment with an Open Plan Living Area and Bathroom/WC. The apartment is warmed by gas central heating and is double glazed. There is off road parking for one vehicle to the front of the property and a communal gravelled area to the rear. The kitchen is complete with fridge/freezer, washer/dryer, oven and hob. No Pets. No Sharers. EPC C. Council Tax Band A.



- ONE DOUBLE BEDROOM
- KITCHEN WITH APPLIANCES
- GAS CENTRAL HEATING
- NO PETS NO SHARERS

- OPEN PLAN LIVING AREA
- OFF ROAD PARKING FOR 1 VEHICLE
- AVAILABLE MID SEPTEMBER
- COUNCIL TAX BAND A

#### £750 per month Deposit £750







## **Energy performance certificate (EPC)**

41, Trevenson Road Pool REDRUTH TR15 3PN Energy rating

Valid until: 25 March 2024

Certificate number: 0920-3816-7670-9424-4581

Property type Ground-floor flat

Total floor area 31 square metres

#### Rules on letting this property

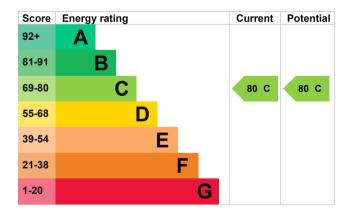
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance</u>).

#### **Energy rating and score**

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

<u>See how to improve this property's energy efficiency.</u>



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