

To Let

Flat 1, 55 West End, Redruth, TR15 2SQ

A recently refurbished ground floor apartment located centrally in Redruth Town within easy reach of local facilities and transport links. The apartment is warmed by gas central heating and has a fitted kitchen with appliances. The accommodation comprises of an open plan kitchen/lounge area, Shower/WC, a Double bedroom to the front, a Single bedroom with built in study area and a third bedroom to the rear which could be utilised as a separate lounge if desired. There is an enclosed patio area to the rear. It should be noted that the nearest available parking is the public pay car park in West End approximately 150m distant. At the Landlords request the storage or charging of electric bicycles or scooters is not permitted. The property is available for occupation from 11th July 2024. Would ideally suit a small family or two sharers subject to satisfactory income and references. No pets. Smoking not permitted. EPC C. Council Tax A. Deposit £850.00



- TWO/THREE BEDROOMS
- GAS CENTRAL HEATING
- CLOSE TO TOWN/TRANSPORT
- TWO SHARERS CONSIDERED
- GROUND FLOOR
- EPC C COUNCIL TAX A
- SHOWER ROOM/WC
- AVAILABLE FROM 11TH JULY 2024

Rent £850 per month

Deposit £850



VIEWING BY APPOINTMENT WITH AGENTS FERGUSON YOUNG

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Energy performance certificate (EPC)

55 West End REDRUTH TR15 2SQ	Energy rating C	Valid until: 12 June 2034
		Certificate number: 9078-3024-5206-6644-2200

Property type	Ground-floor flat
Total floor area	61 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 C.

[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		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		