

## To Let

### Lower Carnkie, Redruth, TR16 6SP

A Three Bedroom detached home in the rural hamlet of Carnkie with Two Ground Floor Bedrooms and a First Floor Bedroom with Ensuite Shower Room/WC. The property is warmed by air source heating via under floor heating. There is a lounge, Kitchen/Dining Room, Conservatory, Ground Floor Shower Room/WC and Three Bedrooms. There is a garden to the rear and off road parking to the front of the property. EPC: C. Council Tax Band C. Available Now! Deposit £1300.



- THREE BEDROOMS
- CONSERVATORY
- GROUND FLOOR SHOWER ROOM/WC
- RURAL VILLAGE
- AIR SOURCE HEATING
- KITCHEN/DINER
- ENSUITE FIRST FLOOR BEDROOM
- COUNCIL TAX BAND: C EPC: C

**£1,300 per month Deposit £1,300**



# Energy performance certificate (EPC)

Rosedale  
Lower Camkie  
REDRUTH  
TR16 6SP

Energy rating

C

Valid until: 22 January 2035

Certificate number: 0435-5029-3400-0287-6226

Property type: Detached house

Total floor area: 95 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		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		