

To Let

Falmouth Road, Redruth, TR15 2QP

Newly Decorated Two Bedroom Cottage with spacious Lounge, Kitchen/Dining room, Cloakroom/WC and to the first floor there are Two Bedrooms and a Bathroom/WC. The property is warmed by gas central heating and is double glazed. EPC: C. Council Tax Band B. Deposit £800. Available Now!



- TWO BEDROOMS
- FIRST FLOOR BATHROOM/WC
- NEWLY DECORATED
- AVAILABLE NOW!
- KITCHEN/DINER
- GROUND FLOOR CLOAKROOM/WC
- GAS CENTRAL HEATING
- EPC:C COUNCIL TAX BAND B.

£800 per month Deposit £800



Energy performance certificate (EPC)

58, Falmouth Road
REDRUTH
TR15 2QP

Energy rating

C

Valid until:

28 August 2028

Certificate number:

8318-6928-5720-4760-6922

Property type

End-terrace house

Total floor area

65 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		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		