

To Let

Falmouth Road, Redruth, TR15 2QT

A Newly Renovated and Extended Three Bedroom Family Home close to schools, transport links and local shopping facilities. The accommodation comprises of and Semi-Open Plan ground floor with fitted kitchen including appliances, Lounge/Dining area, Cloakroom/WC and to the first floor Three Double Bedrooms and a large Bathroom/WC. The property is warmed by Gas Central Heating with underfloor heating to the ground floor and is double glazed. There is an enclosed garden to the front and rear with off road parking for up to three vehicles. EPC: C. Council Tax Band A. No Students. No Sharers.



- THREE BEDROOMS
- APPLIANCES INCLUDED
- IDEAL FAMILY HOME
- GAS CENTRAL HEATING
- NEWLY RENOVATED
- GARDENS & PARKING
- CLOSE TO SCHOOLS & TOWN
- EPC: C COUNCIL TAX BAND: A

£1,400 per month Deposit £1400



VIEWING BY APPOINTMENT WITH AGENTS FERGUSON YOUNG

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Energy performance certificate (EPC)

79 Falmouth Road
REDRUTH
TR15 2QT

Energy rating

C

Valid until:

9 July 2036

Certificate
number:

8636-0523-2400-0631-4206

Property type

End-terrace house

Total floor area

112 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		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		