



**Estate & Letting Agents**



## 66 Falmouth Road, Redruth, TR15 2QP £650

PRH are delighted to offer to rent this delightful one bedroom property on a fully furnished basis, however the vendor is open to letting the property unfurnished if required. The ground floor consists of an open plan kitchen and living area. Up stairs is a double bedroom with ensuite shower room. To the side of the property is shared access to subsequent storage areas for each property. The property benefits from being in a central location, close to amenities. Viewings are recommended to get the true feel of this character property.

\*\*\*SERVICES: Main gas, electric, water and drainage.\*\*\* HEATING: Electric heating throughout. \*\*\*  
COUNCIL TAX Band A.  
EPC: E (42-97)  
DEPOSIT: £650

- Central location
- Fully furnished option available
- COUNCIL TAX Band A
- Double bedroom
- En suite shower room
- EPC (42-97)



| Energy Efficiency Rating                    |                         |      | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |      |
|---------------------------------------------|-------------------------|------|-----------------------------------------------------------------|-------------------------|------|
| Very energy efficient - lower running costs | Current                 | Band | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Band |
| 100-109 A                                   |                         |      | 81-91 A                                                         |                         |      |
| 81-100 B                                    |                         |      | 61-80 B                                                         |                         |      |
| 62-80 C                                     |                         |      | 41-60 C                                                         |                         |      |
| 43-61 D                                     |                         |      | 21-40 D                                                         |                         |      |
| 23-42 E                                     |                         |      | 1-20 E                                                          |                         |      |
| 3-22 F                                      |                         |      |                                                                 |                         |      |
| 1-2 G                                       |                         |      |                                                                 |                         |      |
| Not energy efficient - higher running costs |                         |      | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |      |
| England & Wales                             | EU Directive 2002/91/EC |      | England & Wales                                                 | EU Directive 2002/91/EC |      |