



PRH Estate & Letting Agents



8 Hillside Court, Angarrack, Cornwall TR27 5HZ £1,600 PCM

A four bedroom family home within the village of Angarrack on the outskirts of Hayle. This property has a kitchen/diner, separate lounge, four bedrooms, the master has an ensuite shower room and a walk in wardrobe, office space and a family bathroom. To the rear of the property is a south facing patio area with steps rising to further garden area with lawn and greenhouse. This modern property has solar panels and electric heating, ample off road parking to the front and integral garage. This property will be available to rent from February.

Services: Mains electric, water and drainage
Council Tax: Cornwall Council Band: C
EPC: C (75 86)
Ofcom suggest Super Fast Broadband is available and that Mobile coverage is good on most networks.

RENT: £1600 pcm
DEPOSIT £1600

- Semi-Detached Family Home
- Available Immediately
- Garage & Parking
- Rent: £1600 pcm
- Deposit: £1600
- EPC C (73 86)
- Mains Electric, Water & Drainage
- Heating: Electric Room Heaters
- Ofcom suggest Super Fast Broadband is available
- Ofcom suggest mobile coverage is good on most networks



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75	86		
<p>Why energy efficient - lower running costs</p> <p>105-110 A</p> <p>81-104 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>49-54 E</p> <p>45-48 F</p> <p>35-44 G</p> <p>15-44 G</p> <p>Not energy efficient - higher running costs</p>		<p>Why environmentally friendly - lower CO₂ emissions</p> <p>105-110 A</p> <p>81-104 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>49-54 E</p> <p>45-48 F</p> <p>35-44 G</p> <p>15-44 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	