

To Let

Doctor's Dry, Goonearl, Scorrier TR16 5EB

A beautifully presented detached converted barn in a rural settings with good sized gardens and parking for a number of vehicles. Converted in 2013 to an exacting standard the property has been kept in exemplary order to date and benefits from modern ceramic radiators, under floor heating, built in audio system, double glazing and the added bonus of solar panels. The accommodation comprises of: - Entrance Hall, Open Plan Lounge/Kitchen, Bathroom/WC (with under floor heating) and Two Double Bedrooms both with twin built in wardrobes. The kitchen benefits from a range of built in appliances to include, Hob, Oven, Dishwasher, Washing Machine Fridge and Freezer. This property would ideally suit a professional or older couple looking for a high standard of living in a rural area. Deposit £995. Strictly No Pets/Smokers. Available from 10th August 2022



- TWO BEDROOMS
- BARN CONVERSION
- PARKING
- HIGH QUALITY ACCOMMODATION
- FULLY FITTED KITCHEN
- MODERN CERAMIC RADIATORS
- GARDEN
- NO PETS/SMOKERS

£995 per month Deposit £995



VIEWING BY APPOINTMENT WITH AGENTS FERGUSON YOUNG

Energy Performance Certificate

Doctors Dry, Goonearl, Scorrier, REDRUTH, TR16 5EB

Dwelling type:	Detached bungalow	Reference number:	0712-3809-7867-9227-6145
Date of assessment:	21 June 2013	Type of assessment:	SAP, new dwelling
Date of certificate:	21 June 2013	Total floor area:	105 m ²

Use this document to:

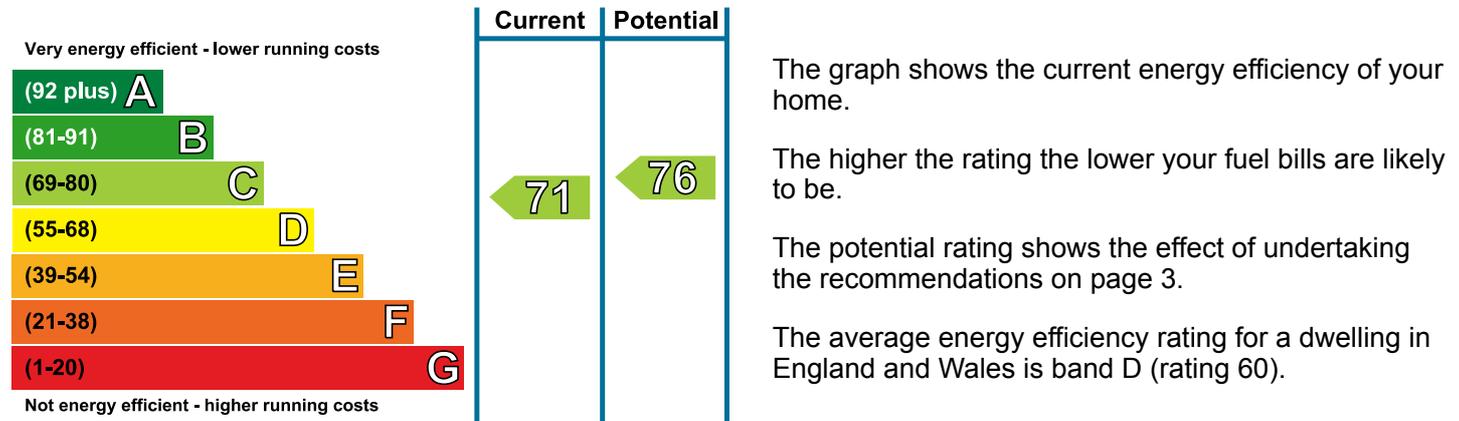
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,417
Over 3 years you could save	£ 366

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 165 over 3 years	
Heating	£ 2,463 over 3 years	£ 2,463 over 3 years	
Hot Water	£ 789 over 3 years	£ 423 over 3 years	
Totals	£ 3,417	£ 3,051	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 366