

## 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

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

## Use this document to:

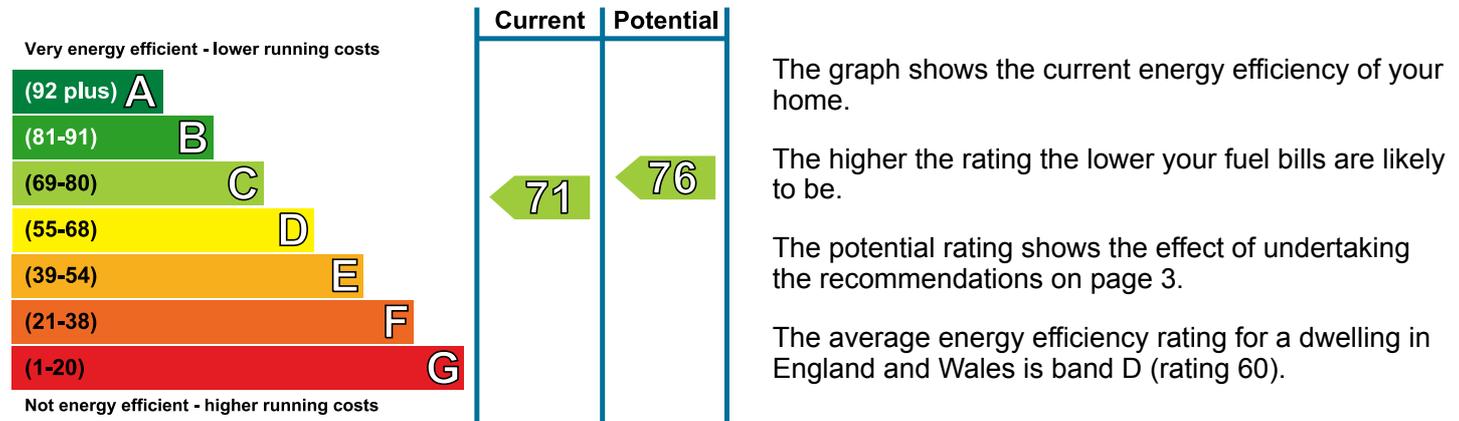
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 3,417</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 366</b>   |

| 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   |   |
| <b>Totals</b>                       | <b>£ 3,417</b>       | <b>£ 3,051</b>       |   |

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                        |