

To Let

Holywell Road, Playing Place, Truro, TR3 6EP

Four Double Bedroom Executive Home situated in a fantastic village location in Playing Place within easy reach of Truro and Falmouth. There is a large open plan family room with fully fitted kitchen with quartz work surfaces and sliding doors to the garden. There is a separate lounge also with sliding door to the garden. There is a downstairs cloakroom/WC, Entrance Hall and internal door to the garage. To the first floor there is a large master bedroom with ensuite shower room/WC, 2nd Bedroom with an ensuite shower room/WC, two further double bedrooms and a family bathroom/WC with walk in shower enclosure. The property is warmed by air source heat pump with underfloor heating downstairs and radiators upstairs. There is a garden to the rear and ample parking for several vehicles in addition to the garage. EPC: B. Deposit £2100



- FOUR DOUBLE BEDROOMS
- AIR SOURCE HEAT PUMP
- TWO ENSUITE SHOWER ROOMS
- GARAGE AND PARKING
- AVAILABLE NOW!
- 8.0M X 8.5M FAMILY ROOM
- COUNCIL TAX BAND D
- SEPARATE LOUNGE

£2100 per month Deposit £2100



VIEWING BY APPOINTMENT WITH AGENTS FERGUSON YOUNG

3 Market Way, Redruth, Cornwall, TR15 2AU T: 01209 219911 E: sales@fergusonyoung.co.uk W: www.fergusonyoung.co.uk

Energy performance certificate (EPC)

The Arches
12 Holywell Road
PLAYING PLACE
TR3 6EP

Energy rating

B

Valid until: **16 March 2033**

Certificate number: **9130-3025-4307-1667-1204**

Property type

Detached house

Total floor area

188 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 current energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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