

To Let

14 Raymond Road, Redruth, TR15

A three bedroom, two reception terraced house conveniently situated for the town, schools and transport links. The accommodation comprises of: - Entrance Hall. Lounge, Dining Room, Kitchen and to the first floor Two Double Bedrooms, One Single Bedroom and a Bathroom/WC with separate shower enclosure. The property is warmed by gas central heating and is double glazed. There is garden to the front setting the property back from the road, an enclosed garden to the rear and a single garage. This property is available immediately subject to references. Council Tax Band B. EPC D. No Pets/Smokers/Students.



- THREE BEDROOMS
- GAS CENTRAL HEATING
- FIRST FLOOR BATHROOM
- COUNCIL TAX B EPC D
- GARAGE
- TWO RECEPTION ROOMS
- AVAILABLE NOW!
- NO PETS/SMOKERS/STUDENTS

£1,200 per month Deposit £1,200



VIEWING BY APPOINTMENT WITH AGENTS FERGUSON YOUNG

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Energy performance certificate (EPC)

14 Raymond Road
REDRUTH
TR15 2HD

Energy rating

D

Valid until: **12 September 2034**

Certificate number: **5100-8823-0822-5498-3143**

Property type: Mid-terrace house

Total floor area: 82 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 energy rating is D. It has the potential to be B.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		