

## To Let

### 11 Laity Fields, Camborne, TR14 8RT

A Newly Refurbished Two Bedroom Home located on the outskirts of Camborne within easy reach of local facilities and transport links. The property benefits from two designated parking bays (one is covered) in close proximity. The home is warmed by Gas Central Heating and has an enclosed front and rear garden. The accommodation comprises of Entrance Hall, Lounge, Cloakroom/WC, Kitchen and to the First Floor One Double Bedroom, One Single Bedroom and a Bathroom/WC. No Pets. No Students. No Sharers. No Smokers. EPC: C. Council Tax Band: A. Deposit £1100.



- TWO BEDROOMS
- TWO PARKING BAYS
- AVAILABLE NOW!
- NO PETS. NO SMOKERS. NO SHARERS
- NEWLY REFURBISHED
- GAS CENTRAL HEATING
- OUTSKIRTS OF TOWN
- EPC: C COUNCIL TAX: BAND A

**Rent £1100 Deposit £1100**



VIEWING BY APPOINTMENT WITH AGENTS FERGUSON YOUNG

# Energy performance certificate (EPC)

11 LAITY FIELDS  
CAMBORNE  
TR14 8RT

Energy rating

C

Valid until: 26 July 2031

Certificate number: 5800-0437-0222-7029-3393

Property type Mid-terrace house

Total floor area 65 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 C. 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		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		