



42 The Paddock, Redruth, TR15 2AG

£1,200 Per Month

Offered to rent on a long-term basis from the middle of June, is this lovely, well-presented two-bedroom bungalow situated in a great location on the outskirts in Redruth, close to good connections of the A30 and A393.

This property comprises of an entrance hall leading to the modern fitted kitchen with space for white good appliances, a large living room with patio doors leading to the level low maintenance secure rear garden, a large double bedroom with wardrobe, a second smaller double bedroom and three-piece family bathroom with shower over.

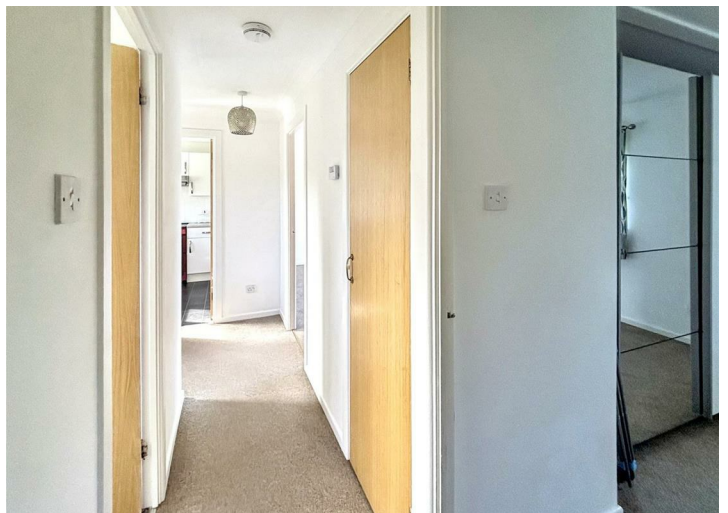
This property has the added benefit of gas central heating, a storage shed and allocated parking for two cars.

Offered on an unfurnished basis for a long term let with immediate occupation available (subject to referencing and contracts), this property is well suited to a professional working couple of small family.

EPC band C. Council tax band B. Holding deposit: One week's rent / Security deposit: Five weeks' rent.
Broadband checker: ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

Key Features

- Light and bright bungalow
- Situated on the outskirts of Redruth
- Level rear enclosed garden
- Allocated parking for two cars
- EPC band C
- Two bedrooms
- Modern fitted kitchen with space for appliances
- Gas central heating
- Close to the A30 and A393
- Council tax band B



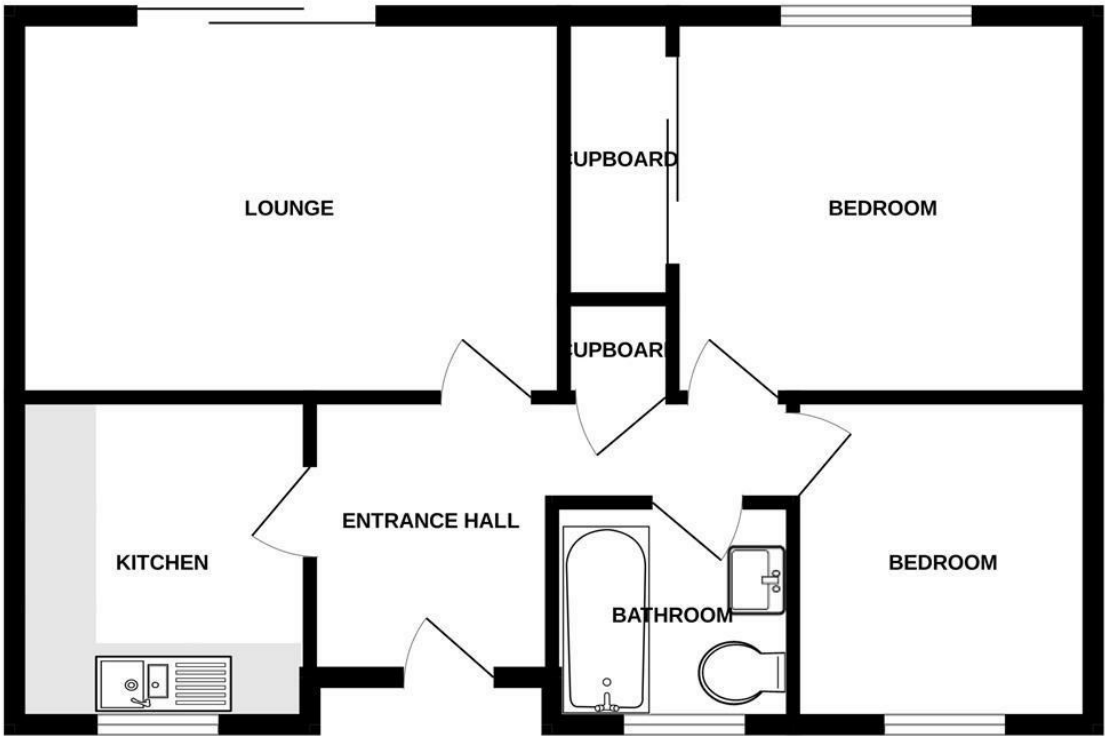


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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