



## 1 Town Farm , Redruth, TR15 2XG

We are pleased to offer this newly refurbished two double bedroom end of terrace house in this quiet residential development close to Redruth town centre. With new kitchen, bathroom, floor coverings, and décor throughout.

The lounge is a nice size and leads on to the kitchen/diner. Range of base and eye level units. Integrated oven, hob and extractor. Space and plumbing for washing machine. Space for fridge/freezer. Patio doors from the dining area to the private rear garden which is laid to lawn (4ft fence with gate to be added shortly). Upstairs are two double bedrooms both with fitted storage with hanging rail and shelf. Modern bathroom with shower over bath. Basin with storage under and WC. Linen cupboard on the landing.

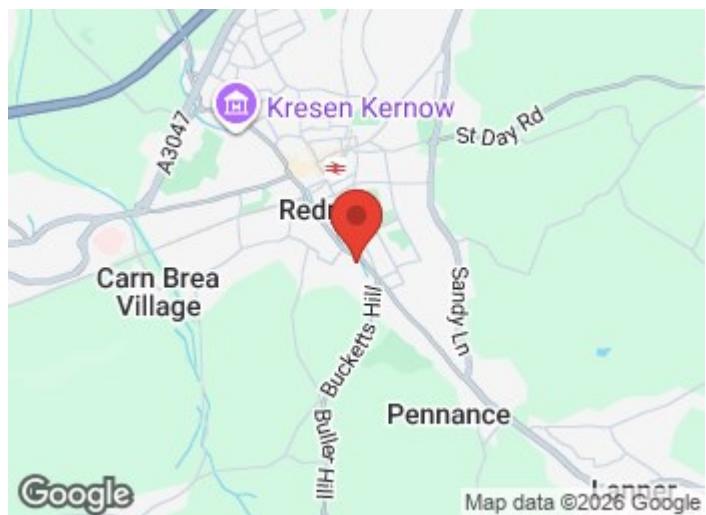
Available Now. Deposit £1210.00 Holding Deposit £240.00.

EPC rating D62. Council Tax Band A. Parking available within the estate. Gas Central Heating. Mains Water, electricity, gas and sewerage.

OFCOM states: Broadband: speeds up to 1000MBPS. Mobile service: Vodafone good outdoor, variable in home. All other networks - good outdoors.

**£1,050 Per Month**

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[Directions](#)



## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(70-80) C	
(55-64) D	62
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(70-80) C	
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	