



## 12 Daveys Close, Falmouth, TR11 5BT

£1,000 Per Month

A rare opportunity to rent a one bedroom, well presented, modern house in a residential area on the outskirts of Falmouth.

To the ground floor this property offers an entrance porch way, a large and light living room providing access to the bijou and modern, recently re-fitted kitchen with space for appliances. To the first floor there is a recently updated light and bright three piece bathroom with shower over, as well as a large double bedroom with a built in storage cupboard.

The property has the added benefit of gas central heating as well as a large and secure lean-to store room. Please note this property does not have any allocated parking, however street parking is available on a first come first serve basis.

Offered on an unfurnished basis for a long term let from the beginning of May onwards. Council tax band A. EPC band D. Mains gas, electric and water service the property, and utility bill payments including the council tax are payable by the tenants to the suppliers direct. Holding deposit of one weeks rent. Security deposit of five weeks rent.

Broadband checker: [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](https://ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

## Key Features

- One bedroom house
- Modern fitted kitchen
- Located in a residential area on the outskirts of town
- Close to Swanpool beach and nature reserve
- EPC band D
- Light and bright throughout
- Council tax band A!
- Gas central heating
- Large and secure lean-to store room
- On street parking on a first come first serve basis





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 91                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 63      |                         |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



# Floor Plan



GROUND FLOOR



1ST FLOOR

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