



## Primrose Cottage, 3 Rabys Row Scorrier, Redruth, TR16 5AW

We are pleased to offer this well presented three bedroom terraced cottage in this convenient location. There are three bedrooms to the first floor together with a family bathroom and to the ground floor there is a lounge overlooking the front garden and a kitchen/diner to the rear. The property is double glazed and this is complemented by LPG gas heating. Externally there is a lawned front garden and an enclosed low maintenance rear garden with the bonus of tandem parking for two vehicles. Available now. Deposit £1615.00. Holding deposit £320.00. EPC rating E39. Council Tax Band B. Mains Water, septic tank for drainage and sewerage. Mains electricity. LPG gas.

OFCOM states: Broadband - up to 44MBPS. Mobile coverage: EE, O2 and Vodafone - good outdoor, variable in home. Three - variable outdoor

**£1,400 Per Month**

# Primrose Cottage, 3 Rabys Row

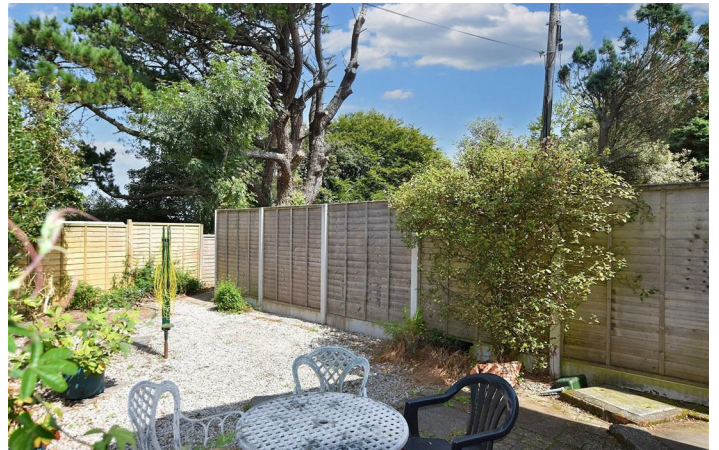
Scorrier, Redruth, TR16 5AW



- Terraced Cottage
- Updated Presentation
- 3 Bedrooms
- Lounge
- Kitchen/Diner
- Bathroom
- Double Glazing
- Gardens
- 2 Parking Spaces

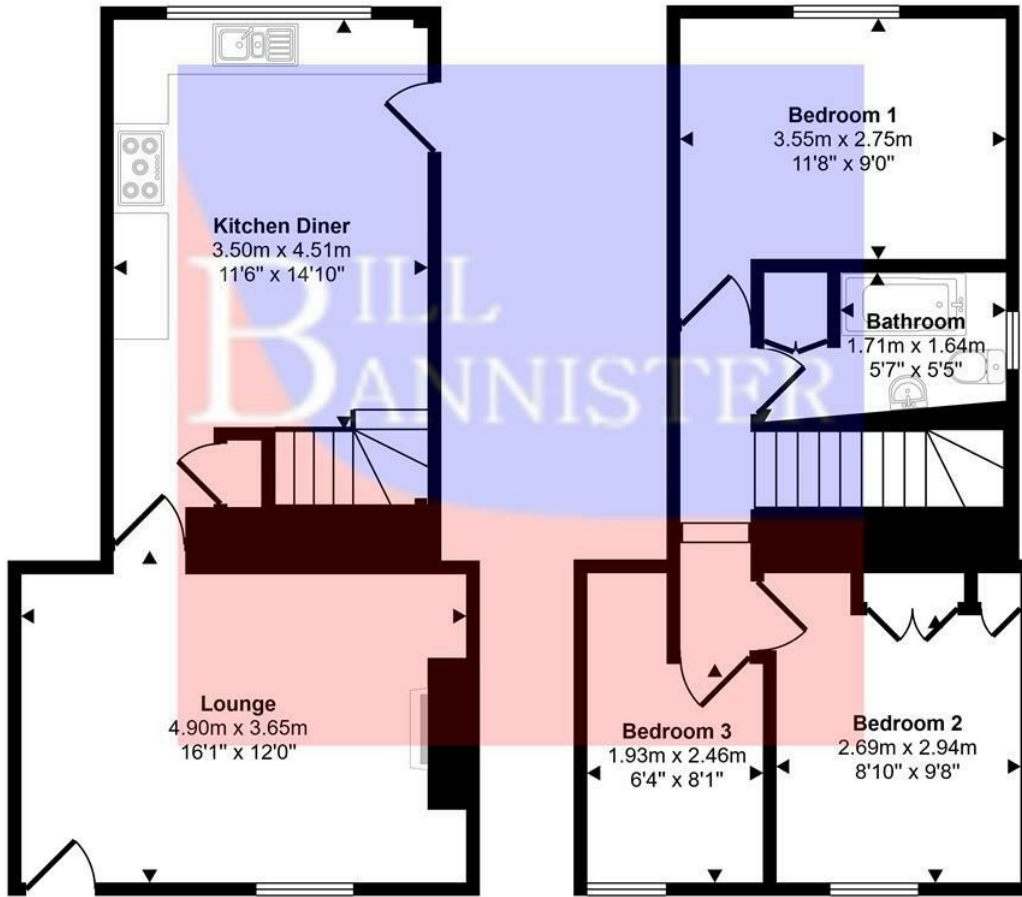


[Directions](#)



# Floor Plan

Approx Gross Internal Area  
77 sq m / 824 sq ft



**Ground Floor**  
Approx 38 sq m / 409 sq ft

**First Floor**  
Approx 39 sq m / 416 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Proposed	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Proposed
		85			
<small>Very energy efficient - lower running costs</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>			<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	