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## Mitchell Hill, Truro

Guide Price £199,950

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- City Centre Location
- Large Basement Apartment
- Modern Fitted Kitchen
- Two Allocated Parking Spaces
- Two Double Bedrooms



Opportunity to purchase this spacious two double bedroom city centre apartment with two allocated parking spaces. The apartment is immaculate throughout. The internal accommodation briefly comprises: Entrance hallway, Large living room, kitchen/diner which is fitted with modern grey base units, integrated electric hob with hood above, electric oven, stainless steel sink unit, two double bedrooms, modern shower room. Externally there are TWO allocated parking spaces.



# Energy performance certificate (EPC)

Part 1  
24 Mitchell Hill  
TR5 0QW  
TR1, ICE

Energy rating  
**E**

Valid until: 19 October 2033  
Certificate number: 9425-3831-6208-7287-0208

Property type  
Total floor area

Basement flat  
88 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/landlords-owning-rental-property-energy-efficiency-standard-landlords) <https://www.gov.uk/guidance/landlords-owning-rental-property-energy-efficiency-standard-landlords>.

## Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[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
91-101	A
81-90	B
71-80	C
61-70	D
51-60	E
41-50	F
31-40	G
1-30	

Current: E (45) Potential: C (60)

ST AGNES

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements