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Putting your home on the map

**Murdoch Close,  
Redruth**

**Monthly Rental Of £875.00**







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## Property Introduction

Available immediately and unfurnished is this two bedroom mid-terraced house. Having been recently redecorated, including new carpets, this property is located within close proximity of Redruth town centre and main line Railway Station.

The accommodation is well proportioned with two bedrooms, lounge, kitchen, bathroom and rear garden offering an area of hard standing for a vehicle. The property also benefits from double glazing and gas central heating.

## Location

The town of Redruth offers a range of local retail outlets interspersed with traditional high street stores and supermarkets. The Railway Station provides a link to the Cathedral City of Truro where there is a main line Railway link to London Paddington. Good schooling is within close proximity and the A30 is easily accessible as is the pretty north coast within fifteen minutes' drive.

## ACCOMMODATION COMPRISES

Entrance to this two-bedroom home is over a delightful front garden, with a pathway leading to your own entrance.

The entrance door opens to the reception hall with stairs leading to the first floor and a door opens to the lounge.

The lounge has been newly painted in a natural colour. There is a double glazed window, carpeted flooring and a door leads to the kitchen.

The kitchen has a bright and modern feel. There is a range of base and eye level units provide ample storage and recesses suitable for all appliances as well as a useful under stairs storage cupboard plus a recess with wall mounted combination boiler. Double glazed window and door to the rear garden.

To the first floor there is a spacious and light landing with a window to rear, newly fitted carpets and doors which lead to both bedrooms and bathroom.

The main bedroom is a good size double, with a double-glazed window to front and newly fitted carpet.

The second double overlooks the rear garden and both bedrooms have been newly painted.

The bathroom has a white three-piece suite which includes a shower over the bath, wash hand basin and WC.

## EXTERNALLY

There are gardens to the front and rear of the property. The rear garden is mainly laid to lawn and offers a hard standing area which is suitable for parking, accessed via a rear right of way.

## SERVICES

The property is connected with mains gas, electric, water and drainage. We understand the council tax to be band A.

## RESTRICTIONS

The landlords preferred tenant would be a working professional. This property is not suitable for smokers. Those in receipt of benefit must have a working guarantor.

## DIRECTIONS

From the Avers A30 roundabout head toward Redruth town centre along Close Hill, taking the third left turning on the left hand side. The property will be found on the right hand side. What3Words location point ///planet.ladder.etchings



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90  B
69-80	C		
55-68	D	68  D	
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Available immediately
- Unfurnished terraced home
- Two bedrooms
- Gas central heating
- Double glazing
- Rear garden
- Off road parking
- Excellent location for the A30
- Nil deposit scheme available
- Benefits schemes accepted with working guarantor

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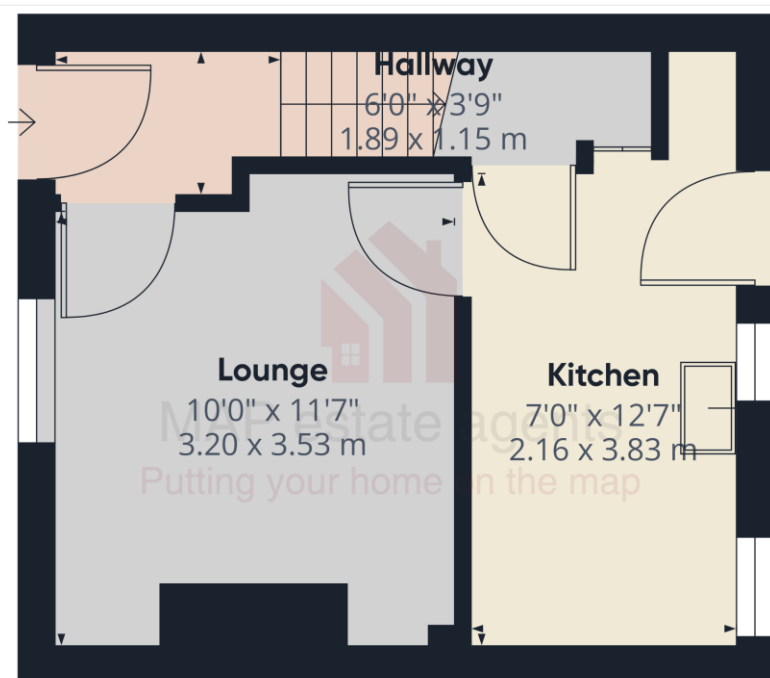
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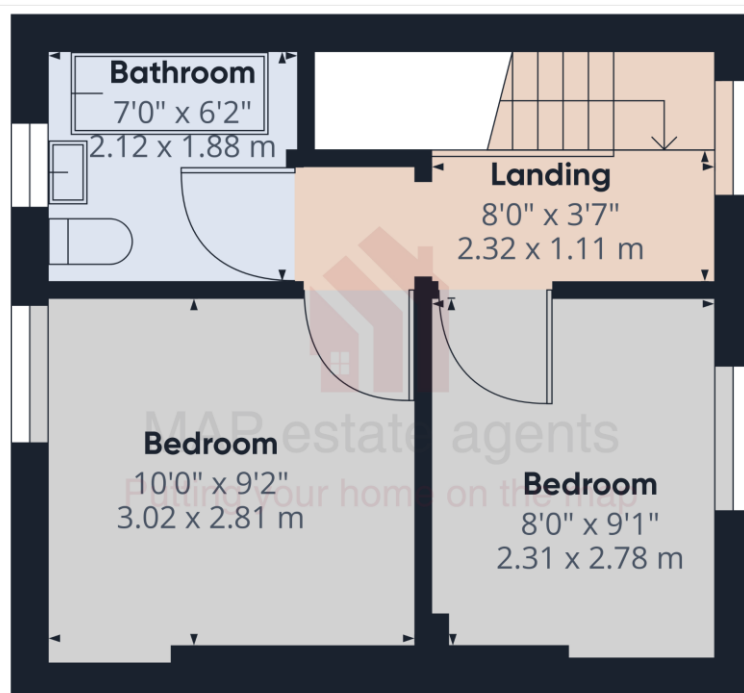


Approximate total area<sup>1</sup>  
268.02 ft<sup>2</sup>  
24.9 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area<sup>1</sup>  
248.54 ft<sup>2</sup>  
23.09 m<sup>2</sup>

(1) Excluding balconies and terraces

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