



MAP estate agents
Putting your home on the map

**Jennings Road,
Redruth**

Monthly Rental Of £995.00





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Property Introduction

Available unfurnished from early May is this two double bedroom property situated on the northern side of the town. Presented to a high standard, the well proportioned lounge/diner enjoys an outlook over the low maintenance rear garden.

The two bedrooms are a good size, with bedroom one benefitting from an en-suite shower room, in addition to the first floor bathroom and WC on the ground floor.

Parking is available in dedicated space to the rear of the property, All while being located on a desirable turning which is conveniently located for access to the A30.

Location

The town of Redruth offers a comprehensive range of both local and national shopping outlets, a choice of banks, a Post Office and a mainline Railway Station which connects with London Paddington and the north of England. The property itself is conveniently located for access to the A30, there is an Aldi supermarket within walking distance.

The City of Truro, which is the commercial and shopping centre for Cornwall is within ten miles and the south coast university town of Falmouth is within eleven miles.

ACCOMMODATION COMPRISSES

The entrance door opens to a reception hall with stairs leading up to the first floor. Doors open off to the cloakroom, lounge/diner and kitchen.

The kitchen is fitted with a range of high gloss white finished units and there is a built-in double electric oven with stainless steel four ring gas hob and cooker hood over. In addition, there are recesses suitable for a washing machine and dishwasher. A cupboard houses a combination gas boiler and there is double glazed window to the front.

Walking into the lounge the double doors open to the rear garden invite you in and there is carpeted flooring and a useful under stairs storage cupboard completes the room.

From the reception hall stairs lead to the first floor and the landing provides access to the bedrooms and bathroom. Both bedrooms are doubles with carpeted floor and double glazed windows. One bedroom has an en-suite shower room.

Finished to the same high standard as the en-suite, the bathroom has a white suite comprising of a WC, wall hung wash hand basin and panelled bath with plumbed shower over.

EXTERIOR

To the front there is wrought iron fencing setting the property back from the pavement. With ease of maintenance in mind the rear garden is paved, ideal for alfresco dining. A rear gate provides access to the parking area, where there is one designated parking space.

RESTRICTIONS

The ideal tenant will be working a professional single person or couple with the preferred tenant not having pets. Smoking is not permitted within the property. Those in receipt of benefit must have a working guarantor.

SERVICES

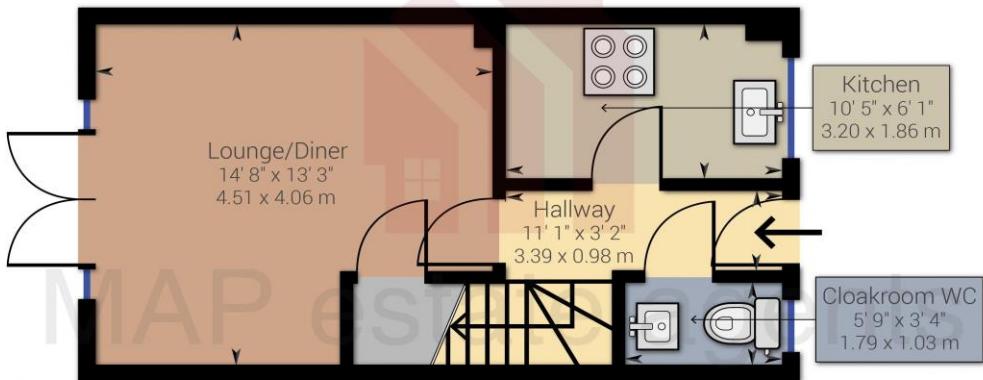
The property is served by mains gas, electrical water and drainage. We understand the council tax to be Band B.

DIRECTIONS

From the Inn for all Seasons heading towards Redruth on the old Redruth bypass, carry straight across at the first roundabout, continue along the dual carriage way and after passing a cattery on the left hand side, turn left into a modern development, turn left again and follow along this road where the property will be identified on the right hand side. What3Words location point //megawatt.hearted.motored



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		99
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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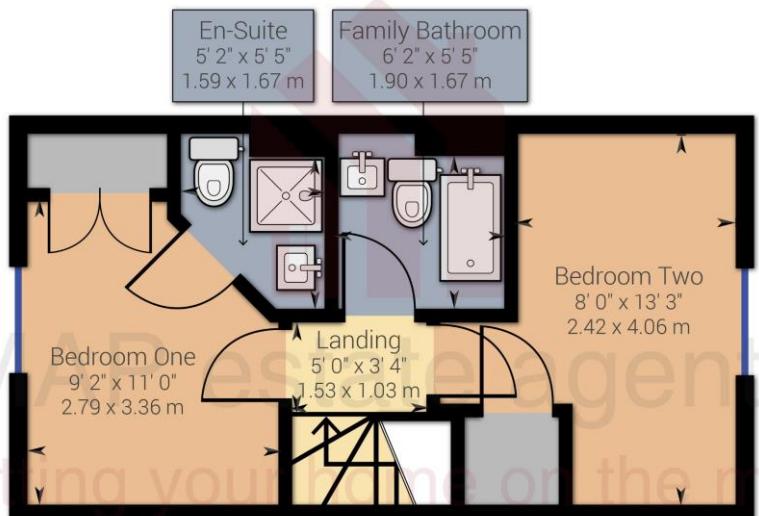
Approximate net internal area: 339.79 ft² / 31.57 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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MAP's top reasons to view this home

- Available early May
- Two double size bedrooms
- Unfurnished modern house
- Bedroom with en-suite
- Lounge/dining room overlooking garden
- Contemporary kitchen with oven & hob
- Double glazed & central heating
- Enclosed rear garden
- Allocated parking
- Nil deposit scheme available



Approximate net internal area: 293.02 ft² / 27.22 m²
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01209 243333 (Redruth & Camborne)
 01736 322200 (St Ives & Hayle)
 01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
 01326 702333 (Falmouth & Penryn)
 01872 672250 (Truro)

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