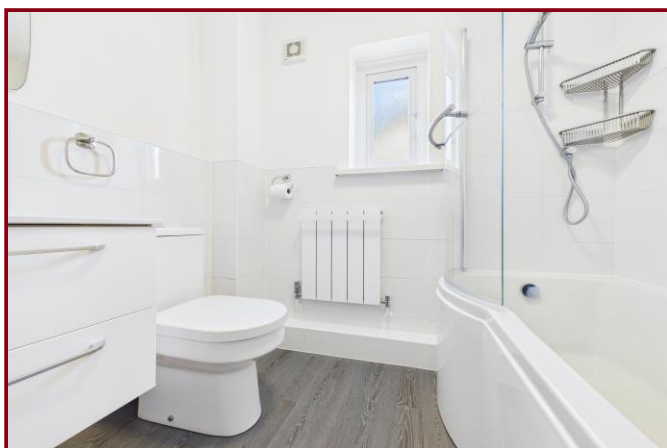




MAP estate agents
Putting your home on the map

**The Paddock,
Redruth**

Monthly Rental Of £1,100.00





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Monthly Rental Of £1,100.00

Property Introduction

Available immediately and unfurnished is this well presented two bedroom bungalow.

Situated in a popular residential area and available on a long term basis, this property been recently repainted throughout and benefits from newly laid carpets providing a clean, bright feel to the home.

Location

The Paddock is an estate of bungalows and houses located on the Falmouth side of Redruth. Positioned within a five minute drive you will find the centre of Redruth with its mainline Railway Station which connects to London Paddington and the north of England.

The town itself offers a wide range of both national and local stores, there is a cinema, popular restaurants & bars. The A30 is also within easy reach to the north of the town. Falmouth with its range of beaches is approximately nine miles away and the north coast at Portreath is within six miles.

ACCOMMODATION COMPRISES

This semi-detached bungalow offers well proportioned rooms, off-street parking and a garden for someone to really enjoy.

Entering this delightful home there is an L-shaped reception hall with newly laid carpet, a useful storage cupboard with shelving. and doors leading to all rooms.

A modern white kitchen has a double glazed window to the front, with a range of high gloss units providing storage and integrated electric oven and hob, there is a recess suitable for a washing

machine. Wood effect flooring and wall mounted combination boiler.

The lounge enjoys a double glazed window to front and has been recently decorated, as with the rest of the property there is a clean, crisp and bright feel and also carpeted flooring and a radiator.

There are two double bedrooms, both with carpeted flooring and double glazed windows with views to the rear garden, and radiator.

A contemporary bathroom suite offers a vanity wash hand basin with draw storage, a WC and panelled bath with fitted glass screen and shower over. Partly tiled there is a double glazed window to side and a radiator.

EXTERNALLY

To the front there is off-street parking for one vehicle and a small garden. The rear garden is well screened to the rear with lawns and planting areas.

SERVICES

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

DIRECTIONS

Heading out of Redruth towards Falmouth, at the roundabout before entering Lanner turn left into Sandy Lane. The Paddock is the second turning on the left and upon entering the development turn right where the bungalow will be identified on the right hand side. What3Word location point [///shopping.impeached.fastening](#)

RESTRICTIONS

This is a long term rental and there for the desired tenant will be ones looking for a home. Ideally working professionals or retirees those in receipt of benefits must have a working guarantor. Assistance animals will be accepted on the understanding there is a pets addendum and the tenants have adequate insurance for damages.

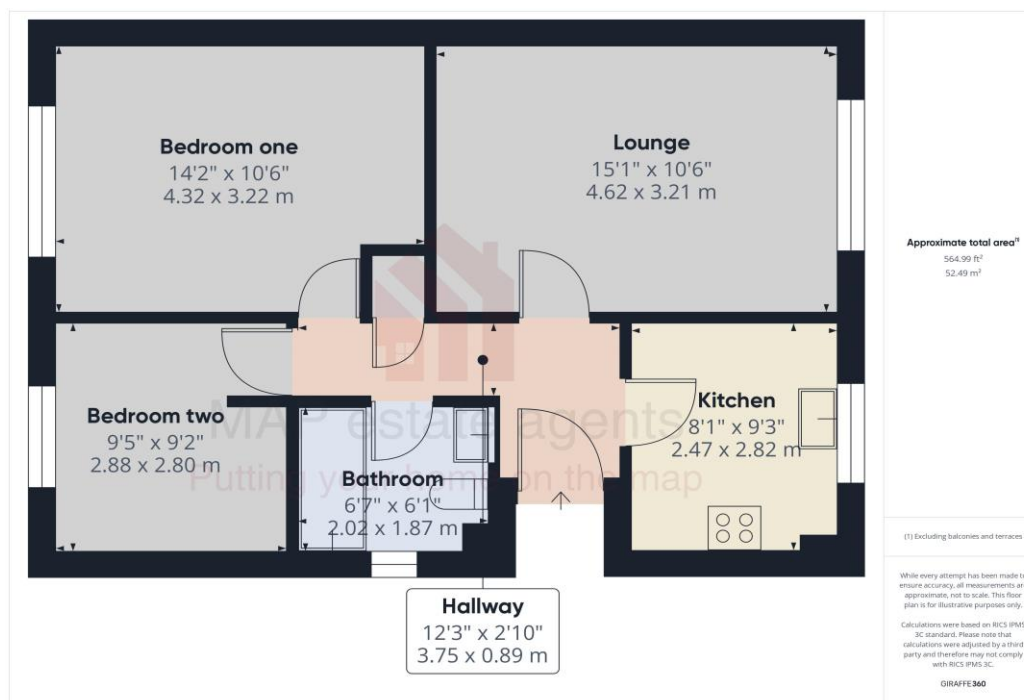


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Available immediately
- Unfurnished property
- Semi-detached bungalow
- Two double bedrooms
- Contemporary kitchen
- Generous sized lounge
- Modern style bathroom
- Off-street parking
- Enclosed rear garden
- Nil deposit scheme available



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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