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BILL BANNISTER

Sales & Lettings



Butterfly Cottage Forgefield

Mawla, Redruth, TR16 4BP

£1,100 Per month



SIX MONTH LET ONLY - AVAILABLE FROM 26/10/24

We are pleased to offer this very well presented two bedroom detached cottage in this lovely rural location. Situated in the hamlet of Mawla, offering easy access to the North Coast as well as being only a few minutes drive from the A30 at Avers roundabout.

Accessed via gates into the driveway parking with car port, storage for gas bottles.

Entering the house in to the front porch with space and plumbing for washing machine. Downstairs cloakroom with WC and basin. Open plan kitchen/dining/living room.

Range of base and eye level units with gas cooker (runs on bottled heating gas) slimline dishwasher and small fridge/freezer. French doors to rear garden. Dining area, then lounge with multi fuel stove.

Upstairs there is a good sized double bedroom with cupboard housing the LPG boiler. Second bedroom which currently has two single beds in it (will not take a double bed), and shower room, with walk in shower, basin and WC. Outside there are very pretty gardens, with patio area, pond and lots of mature flower beds.

EPC D62. AFFORDABILITY CHECKS APPLY. AVAILABLE FURNISHED. GAS BOTTLES/ELECTRICITY/BROADBAND AND SEPTIC TANK EMPTYING COST/WATER BILL IS TENANT RESPONSIBILITY.

SIX MONTH LET ONLY. NO COUNCIL TAX PAYABLE. AVAILABLE FROM 26/10/24

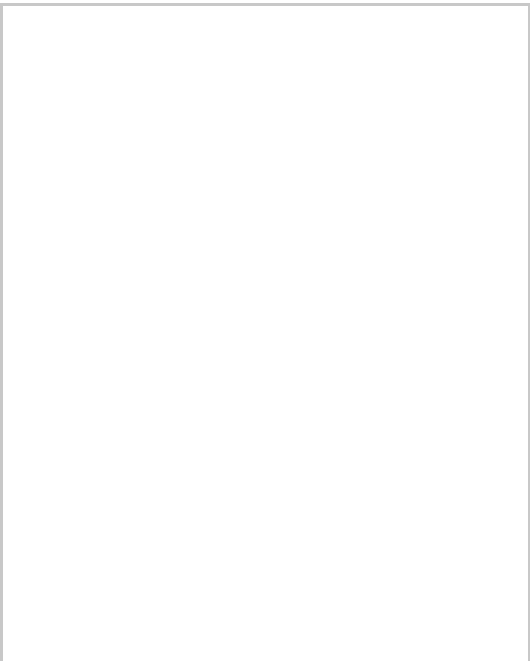
THE PROPERTY WILL BE MARKETING FOR SALE DURING THE TENANCY AND A NUMBER OF VIEWINGS WILL TAKE PLACE.



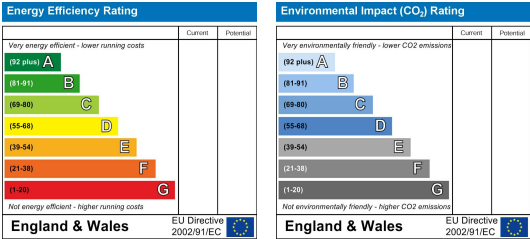
Area Map



Floor Plans



Energy Efficiency Graph



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