

# *Philip Martin*

LETTINGS LIMITED



LADOCK  
£1,950 PCM

[www.philip-martin.co.uk](http://www.philip-martin.co.uk)

# TREWORRIAN FARM LADOCK, TRURO, CORNWALL, TR2 4QD

WATER INCLUDED WITHIN THE RENT, SOLAR PANELS WITH BATTERY STORAGE AND ELECTRIC VEHICLE CHARGING POINT. A good size detached former farmhouse situated in a wonderful rural location with easy access to Truro and the A30. Porch, hall, sitting room, utility, cloakroom, kitchen/breakfast room, dining room, 4 bedrooms (master en-suite) and bathroom. Off road parking, mature gardens with mowing included. Dogs considered but no cats.

- Electric Heating
- Dogs Considered But No Cats
- Available End of April
- Council Tax Band F
- Lawned Garden to front
- Double Glazed Windows
- Off Road Parking
- Deposit £2250
- EPC E
- Initial Fixed Term of 6 Months

PORCH

BEDROOM 4

ENTRANCE HALL

BATHROOM

UTILITY

CLOAKROOM

LOUNGE

DINING ROOM

KITCHEN/BREAKFAST ROOM

BEDROOM 1

En-Suite

BEDROOM 2

BEDROOM 3

## CREDIT REFERENCES AND DEPOSIT

Prospective tenants will be required to complete an application form and if successful will have to pay a holding deposit equivalent to 1 weeks rent. At that stage we will carry out a credit reference and only once the referencing is successfully completed will the property be formally offered. Prior to occupation the balance of the first months rent and a deposit equivalent to 5 weeks rent will be payable.

## DIRECTIONS

From the centre of Ladock turn up the hill signposted Ladock Church and School and then take the right hand turn towards Probus. The property will be found after about half a mile on the left hand side.

### CONTACT US

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