

# Philip Martin

LETTINGS LIMITED



CHYVELAH VALE, TRURO

£1,400 PCM

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

## 21 CHYVELAH VALE, TRURO, CORNWALL, TR1 3YJ

A well presented detached family house situated in a convenient location close the hospital, college and A30. Hallway, lounge, kitchen/dining room, cloakroom, 3 bedrooms (master en-suite) and family bathroom. Good size enclosed rear garden, parking and garage. Pets considered.

- Gas Fired Central Heating
- Pets Considered
- Available End of April
- Council Tax Band C
- Large Rear Garden
- Double Glazed Windows
- Parking and Garage
- Deposit £1615
- EPC D
- Initial Fixed Term of 6 Months

HALLWAY

CLOAKROOM

LOUNGE

KITCHEN/DINING ROOM

BEDROOM 1

En-suite

BEDROOM 2

BEDROOM 3

BATHROOM

### 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 traffic lights at Truro College take the road towards the college and then turn right at the roundabout into Chyvelah Vale. Continue straight on at the next roundabout where the property will be found on the left hand side.

#### CONTACT US

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