

# Philip Martin

LETTINGS LIMITED



LOCKENGATE, BUGLE, ST. AUSTELL

£1,750 PCM

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



## BARGUSE FARM LOCKENGATE, BUGLE, ST. AUSTELL, PL26 8RU

A well presented detached former farmhouse situated in a wonderful rural location with easy access to the A30. Briefly the accommodation comprises; porch, lounge/dining room, kitchen/breakfast room, utility, cloakroom, three bedrooms and family bathroom. Outside there is a double garage, large garden and plenty of parking. Grass cutting included and pets considered.

- LPG Central Heating
- Pets Considered
- Available Immediately
- Council Tax Band D
- Large Mature Gardens
- Double Glazed Windows
- Double Garage and Plenty of Parking
- Deposit £2019
- EPC TBC
- Initial Fixed Term of 6 Months

PORCH

LOUNGE/DINING ROOM

KITCHEN/BREAKFAST ROOM

UTILITY

CLOAKROOM

BEDROOM 1

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 A30 at Innis Downs take the A391 towards Lockengate and turn right following the signs to Barguse Riding Centre. After entering the Riding Centre follow the road to the bottom where the house will be found in the right.

#### CONTACT US

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