

# *Philip Martin*

LETTINGS LIMITED



TOLVERNE, PHILLEIGH- OFFERS IN THE REGION OF  
£2,400 PCM

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

# SMUGGLERS COTTAGE TOLVERNE, PHILLEIGH, TRURO, TR2 5NG

An amazing opportunity to live in this stunning waterside location on the River Fal. Smuggler's Cottage overlooks an expanse of tidal estuary and beautiful countryside, both teeming with a wide variety of flora and fauna. The property is located within a few minutes' drive of The King Harry Ferry providing easy access to Truro and Falmouth. The picturesque village of Philleigh is a few minutes away and St Mawes just 5 miles. The cottage has three ground floor reception rooms, two with woodburning stoves, kitchen, utility and cloakroom. Upstairs there are three double bedrooms and a newly fitted bathroom with free-standing bath and separate walk-in shower. Outside there are gardens, a private decked area with spectacular views and private parking with garages. A mooring is available by separate negotiation.

- Oil Fired Central Heating
- Pets Considered
- Available Immediately
- Council Tax Band E
- Good Sized Gardens with Large Deck
- Single Glazed Windows
- Plenty of Parking and Garaging
- Deposit £2400
- EPC D
- Initial Fixed Term of 12 Months

## SITTING ROOM

## DINING ROOM

## KITCHEN

## 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 Eastern side of the King Harry Ferry continue up the hill and take the sharp left turning and follow the road to the end where the property will be found.

### CONTACT US

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