

# Philip Martin

LETTINGS LIMITED



*Philip Martin*



MALPAS ROAD, TRURO

£1,595 PCM

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

## 5 PENDOWR WHARF, MALPAS ROAD, TRURO, TR1 1AX

A spacious four bedroom property with river views and within walking distance of the city centre. A picturesque walk away from the small village of Malpas. Comprising entrance hallway, cloakroom, kitchen, open plan sitting and dining room with doors to a balcony. To the first floor, master en-suite and further bedroom. To the second floor, two further bedrooms and a family bathroom. Underground parking space and no pets.

- Gas Fired Central Heating
- No Pets
- Available July
- Council Tax Band F
- Balcony
- Double Glazed Windows
- Underground Parking
- Deposit £1840
- EPC C
- Initial Fixed Term of 6 Months

HALLWAY

CLOAKROOM

KITCHEN

LOUNGE/DINING ROOM

BEDROOM 1

En-suite

BEDROOM 2

BEDROOM 3

BEDROOM 4

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

Take the exit from Trafalgar Square heading towards Malpas. Proceed along this road without deviation where Pendowr Wharf can be found on the left hand side.

#### CONTACT US

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