

# Philip Martin

LETTINGS LIMITED



HUGOS MILL, TRURO

£1,100 PCM

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

## 16 HUGOS MILL, TRURO, CORNWALL, TR1 3FP

A well presented coach house situated in a popular residential location with easy access to the hospital, schools, college, City centre and the A30. Hallway, lounge/dining room, kitchen, two bedrooms and bathroom. Enclosed garden, garage, gas fired central heating and double glazed windows. Pets considered.

- Gas Fired Central Heating
- Pets Considered
- Available End July
- Council Tax Band B
- Enclosed Garden
- Double Glazed Windows
- Garage
- Deposit £1269
- EPC C
- Initial Fixed Term of 6 Months

### LOUNGE/DINING ROOM

### KITCHEN

### BEDROOM 1

### BEDROOM 2

### 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

Heading from Truro towards Treliske on the A390 turn left at the traffic lights into the Lowen Bre Estate. Continue down the hill and turn Right into Hugos Mill.

#### CONTACT US

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