

# Philip Martin

LETTINGS LIMITED



*Philip Martin*



PORTLOE, TRURO

£1,500 PCM

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



# LITTLE TRETHENNAL TRETHENNAL MANOR FARM, PORTLOE, TRURO, TR2 5PW

Please note that the property is subject to an agricultural occupancy restriction whereby tenants need to be mainly working or last working in agriculture or forestry within the local area. A large detached house situated in a wonderful rural location overlooking the sea and briefly the accommodation comprises: entrance hall, lounge, kitchen/dining room, utility, wet room, study, integral double garage, four bedrooms (master with en-suite facilities) and additional family bathroom. Pets Considered.

- Ground Source Heating
- Pets Considered
- Available Immediately
- Council Tax Band D
- Good Size Gardens
- Double Glazed Windows
- Double Garage and Parking
- Deposit £1730
- EPC C
- Initial Fixed Term of 6 Months

LOUNGE

KITCHEN/DINING ROOM

UTILITY

WET ROOM

STUDY

INTEGRAL GARAGE

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

From the A3078 take the turning towards Veyan and the entrance to Trethennal Farm is right on the Portloe turning and the house is part way down the lane on the right hand side.

## CONTACT US

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