

# Philip Martin

LETTINGS LIMITED



TREVEOR, GORRAN

£1,450 PCM

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



# HOUSE BY THE LAKE TREVEOR, GORRAN, ST AUSTELL, CORNWALL, PL26 6LW

A FULLY FURNISHED large detached cottage situated in a rural location and bordering open farmland. Hallway, lounge with wood burner, snug, kitchen/dining room, shower room, conservatory, 4 bedrooms (1 en-suite) and family bathroom. Plenty of parking, good sized gardens, patio, decking and outside utility and office. LPG central heating and double glazed windows. No Pets.

- LPG Central Heating
- No Pets
- Available October
- EPC D
- Good Sized Gardens
- Double Glazed Windows
- Good Sized Parking Area
- Deposit £1673
- Council Tax Band D
- Initial Fixed Term of 6 Months

HALLWAY

LOUNGE

SNUG

KITCHEN/DINING ROOM

SHOWER ROOM

CONSERVATORY

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 Heligan Gardens take the road towards Gorrán and then take the minor road towards Treveor Campsite. Go past the turning for the campsite and head towards the farm where the property will be found on the left hand side.

## CONTACT US

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