

# *Philip Martin*

LETTINGS LIMITED



HUGUS, TRURO

£1,200 PCM

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

## 2 KELSTERS COTTAGE, HUGUS, TRURO, TR3 6EQ

A semi detached cottage from forming part of the Tregothnan Estate and situated in a wonderful rural location with easy access to Truro and the A30. Lounge with woodburner, dining room, kitchen, 2 bedrooms and bathroom. Lots of character features and very well presented throughout. Good sized gardens and plenty of parking. Pets considered.

- Electric Heating
- Pets Considered
- Available Immediately
- Council Tax Band D
- Good Sized Gardens
- Single Glazed Windows
- Plenty of Parking
- Deposit £1200
- EPC D
- Initial Fixed Term of 12 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

#### CONTACT US

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