

# *Philip Martin*

LETTINGS LIMITED



SWALLOWS COURT, LADOCK  
£825 PCM

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



## THE OLD COACH HOUSE SWALLOWS COURT, LADOCK, TRURO, CORNWALL, TR2

Located in a very quiet, rural setting between Ladock and Probus. Beautifully presented with large, light rooms. One double bedroom, open plan kitchen, dining and sitting room. Shower room. Garden and parking. Water and Wi-Fi included within the rent and landlord bills monthly for electricity. No pets.

- Beautifully Appointed
- Available Immediately
- Garden
- Deposit £951
- EPC B
- Double Glazed Windows
- Parking Space
- No Pets
- Council Tax Band A
- Initial Fixed Term of 6 Months

### OPEN PLAN LIVING ROOM/KITCHEN

### BEDROOM

### SHOWER ROOM

### 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

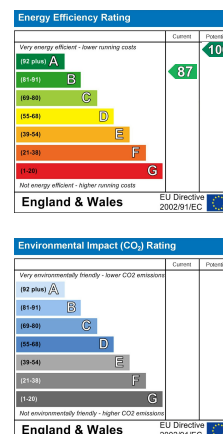
From the centre of Ladock turn up the hill signposted Ladock Church and School and then take the right hand turn towards Probus. The property will be found after about half a mile on the left hand side.

#### CONTACT US

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