

# *Philip Martin*

LETTINGS LIMITED



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SPARNOCK, TRURO

£2,500 PCM

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



## CHY LOWARTH SPARNOCK, SPARNOCK, TRURO, CORNWALL, TR3 6EB

A large converted barn situated in a wonderful rural location part way between Truro and Falmouth. Briefly the accommodation comprises; hallway, lounge/dining room with mezzanine, kitchen, utility, cloakroom, 4 bedrooms (master en-suite) and shower room. Outside there are good sized gardens, parking and a double garage. Part furnished and pets considered.

- Oil Fired Central Heating
- Pets Considered
- Available May
- Council Tax Band E
- Large Mature Gardens
- Double Glazed Windows
- Plenty of parking and Garage
- Deposit £3288
- EPC E
- Initial Fixed Term of 6 Months

### HALLWAY

### LOUNGE/DINING ROOM With Mezzanine

### KITCHEN

### UTILITY

### BEDROOM 1 En-suite

### BEDROOM 2

### BEDROOM 3

### BEDROOM 4

### 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 A39 Truro/Falmouth Road take the road towards Kea Church and continue into Sparnock where the entrance lane will be found on the left hand side.

#### CONTACT US

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