

# *Philip Martin*

LETTINGS LIMITED



CHAPEL STREET, PROBUS

£1,200 PCM

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

## WATER LILY COTTAGE CHAPEL STREET, PROBUS, TRURO, CORNWALL, TR2 4LD

A spacious mid terraced period cottage located in the heart of Probus, The property is a lot larger than it looks from outside and has been extended substantially at the rear. The accommodation includes three bedrooms, and bathroom on the first floor. The rear bedrooms overlook the rear garden and enjoy far reaching rural views beyond. The ground floor includes a fabulous sitting room with feature fireplace and woodburning stove, spacious kitchen/dining room with integral appliances. conservatory and shower room with WC. Pets Considered. Please note the property is available FURNISHED or UNFURNISHED.

- Gas Fired Central Heating
- Pets Considered
- Available End of April
- Council Tax Band TBC
- Enclosed Rear Garden and Shed
- Double Glazed Window
- Street Parking
- Deposit £1384
- EPC D
- Initial Fixed Term of 6 Months

LOUNGE

KITCHEN

CONSERVATORY

SHOWER ROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

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

Proceed into Probus from the Truro direction and immediately after passing the fish and chip shop on the left, turn left into Chapel Street (heading towards Ladock). Water Lily Cottage can be found after a short distance on the left hand side.

#### CONTACT US

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