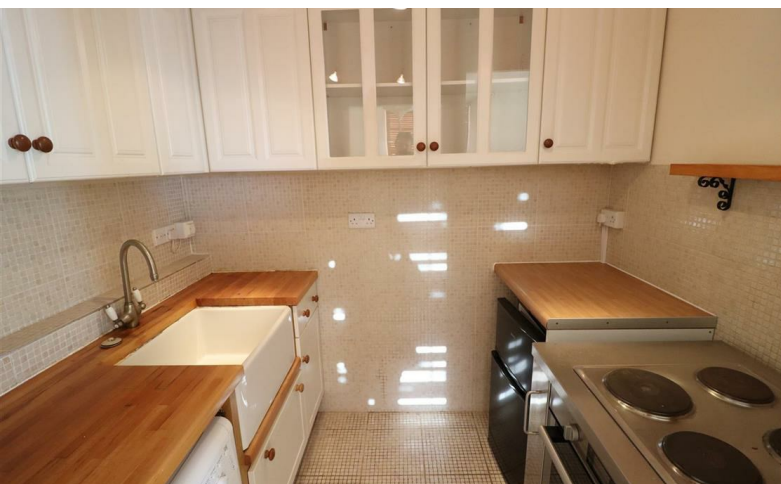


# *Philip Martin*

LETTINGS LIMITED



BENSON HOUSE, TRURO  
£875 PCM

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

## 5 BENSON HOUSE, TRURO, CORNWALL, TR1 1DE

A first floor flat situated in a convenient location close to the City centre and with lovely views towards the Cathedral. Entrance hall and stairs, lounge/dining room, kitchen, 2 bedrooms, bathroom and large boarded loft with dormer window accessed via a loft ladder. Allocated parking space and communal gardens. No Pets.

- Electric Heating
- No Pets
- Available Late May
- Council Tax Band A
- Communal Gardens
- Single Glazed Windows
- 1 Parking Space
- Deposit £1009
- EPC D
- City Centre Location

### ENTRANCE HALL

With stairs to the flat

### LOUNGE/DINING ROOM

### KITCHEN

### BEDROOM 1

### BEDROOM 2

### BATHROOM

### BOARDED LOFT

### 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

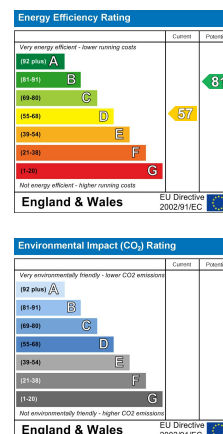
From Moresk Road turn right in to Pauls Terrace and the turning for Benson House will be found on the left hand side.

#### CONTACT US

6 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 272716

lettings@philip-martin.co.uk



RICS

rightmove

nTheMarket.com