

# *Philip Martin*

LETTINGS LIMITED



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FALMOUTH ROAD, HELSTON  
£2,050 PCM

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

# MEADOWLEY FALMOUTH ROAD, HELSTON, TR13 8JT

Meadowley is a very attractive brand new detached house that has just been completed and is ready for immediate occupation. A front drive provides parking for at least five cars with ample space for a motorhome, trailer etc. The rear garden is enclosed with level lawn and large stone terrace providing lots of sitting out space. The accommodation includes five bedrooms and family bathroom on the first floor with feature galleried landing. The master and guest bedrooms have en suite shower rooms. The first floor bedrooms are carpeted whilst the bathroom and en suite are tiled. The ground floor includes a spacious hallway, sitting room, stunning kitchen with quartz worktops and integral appliances, large dining area, utility room, cloakroom and sitting room. The ground floor has natural stone floors apart from the lounge that is carpeted. The staircase, doors and architraves are solid oak. An internal viewing is essential. Pets Considered.

- Air Source Heating
  - Pets Considered
  - Available Immediatey
  - Council Tax TBC
  - Good Sized Gardens
- Double Glazed Windows
  - Plenty of Parking
  - Deposit £2538
  - EPC C
  - Initial Fixed Term of 6 Months

ENTRANCE HALL

BEDROOM 5/STUDY

SITTING ROOM

BATHROOM

KITCHEN/DINING ROOM

UTILITY

CLOAKROOM

SITTING ROOM 2

BEDROOM 1  
En-Suite

BEDROOM 2  
En-Suite

BEDROOM 3

BEDROOM 5

## 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 "Turnpike" roundabout take the B3297 towards Falmouth and the property will be easily located on the right hand side.

CONTACT US

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