

# *Philip Martin*

LETTINGS LIMITED



FORE STREET, GRAMPOUND, TRURO

£1,200

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

## GREENBANK FORE STREET, GRAMPOUND, TRURO, TR2 4QU

A semi detached house situated on the edge of the village and briefly the accommodation comprises; Hallway, lounge, dining room, kitchen, bathroom, rear porch and 3 bedrooms. Outside there is parking for 2 cars and a good sized rear garden with 2 outhouses. Pets Considered.

- Air Source Heating
- Pets Considered
- Deposit £1384
- 2 Parking Spaces
- Good Sized Gardens
- Double Glazed Windows
- Available Immediately
- Council Tax Band A
- EPC D
- Initial Fixed Term of 6 Months

LOUNGE

DINING ROOM

KITCHEN

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

### 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

Proceeding towards St Austell from Truro the cottage will be found at the top of the village on the right hand side.

#### CONTACT US

6 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 272716

lettings@philip-martin.co.uk

