

# *Philip Martin*

LETTINGS LIMITED



LEMON ROW, TRURO

£1,100 PCM

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



## 12 LEMON ROW, TRURO, CORNWALL, TR1 2EB

A mid terrace house situated in a convenient location close to the City centre. Open plan kitchen/living room, utility room, 2 double bedrooms (master en-suite) and family bathroom. Electric heating and front and rear gardens. No Pets.

- Electric Heating
- No Pets
- Available Mid June
- Council tax Band C
- Front and Rear Gardens
- Partial Double Glazing
- Permit Parking Subject to Availability
- Deposit £1269
- EPC D
- Initial Fixed Term of 6 Months

### OPEN PLAN KITCHEN/LIVING ROOM

### UTILITY ROOM

### BEDROOM 1

En-Suite

### BEDROOM 2

### 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

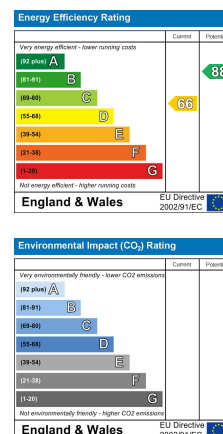
Proceed up Lemon Street, turn left into Carclew Street and then right in to Chapel Row. Lemon Row will be found on the left hand side about half way up.

#### CONTACT US

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