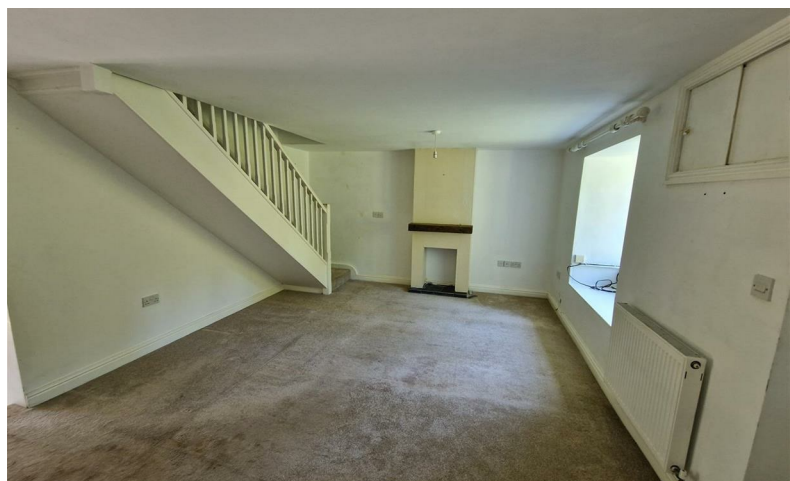


# *Philip Martin*

LETTINGS LIMITED



TRESILLIAN, TRURO

£1,200 PCM

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

## 3 RIVERSIDE COTTAGE, TRESILLIAN, TRURO, TR2 4BA

An end of terrace house situated in the heart of the village close to everyday facilities. Lounge/dining room, kitchen, landing, three bedrooms and bathroom. Enclosed rear garden with vehicular access for loading only. Oil fired central heating and long term let on behalf of the Tregothnan Estate. Pets Considered.

- Oil Fired Central Heating
- Pets Considered
- Available Date
- Council Tax Band C
- Enclosed Rear Garden
- Single Glazed Windows
- Roadside Parking Only
- Deposit £1384
- EPC D
- Initial; Fixed Term of 12 Months

### LOUNGE/DINING ROOM

### KITCHEN

### 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

Entering Tresillian from the Truro direction the property will be easily located on the right hand side just after the pub.

#### CONTACT US

6 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 272716

lettings@philip-martin.co.uk

