

# *Philip Martin*

LETTINGS LIMITED



TREGAVETHAN, TRURO

£1,100 PCM

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



## 2 TREGAVETHAN COTTAGE TREGAVETHAN, TRURO, TR4 9EL

A semi detached cottage situated in a wonderful rural location on the edge of Truro and briefly the accommodation comprises; Lounge, kitchen, porch, 2 bedrooms and bathroom. Outside there is a good sized garden and parking. Water included in the rent. Cats Considered.

- Electric Heating and Woodburner
- Cats Considered
- Available Start of September
- Council Tax Band A
- Good Sized Garden
- Double Glazed Windows
- No Pets
- Deposit £1269
- EPC E
- Initial Fixed Term of 6 Months

### LOUNGE/DINING ROOM

### KITCHEN

### REAR PORCH

### BEDROOM 1

### 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

From the B3284 turn take the minor road towards Tregavethan and the property will be easily located on the left hand side opposite Tregavethan Manor.

#### CONTACT US

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