

Philip Martin

LETTINGS LIMITED



LEEDSTOWN, HAYLE

£1,850 PCM

www.philip-martin.co.uk

2 DEANS VIEW, LEEDSTOWN, HAYLE, TR27 6DL

This brand-new detached house is ready for immediate occupation and built to high standards with quality features like a luxurious kitchen and bathrooms. It is one of three houses in a quiet location within walking distance of village amenities. The property is energy-efficient, featuring high insulation, air source heat pump heating, and mechanical ventilation with heat recovery (MVHR). It offers spacious, light-filled rooms, privacy, and sunny aspects, with countryside views from the first floor. The house includes four double bedrooms (two with en suite shower rooms), a family bathroom, a large sitting room, a kitchen/dining room with quartz worktops and Neff appliances, a utility room, a cloakroom, and an integral garage. The ground floor has tiled floors with underfloor heating, except for the carpeted lounge, and bi-fold doors open to a large terrace in the rear garden. Outside, there are enclosed gardens, level lawns, and parking for three cars. Landlord bills an additional £20pcm for private sewage. Pets Considered.

- Air Source heating
- Pets Considered
- Available Immediately
- Council Tax TBC
- Good Sized Gardens
- Double Glazed Windows
- Garage and Parking
- Deposit £2134
- EPC B
- Initial Fixed Term of 6 Months

HALLWAY

CLOAKROOM

SITTING ROOM

KITCHEN/DINING ROOM

UTILITY ROOM

BEDROOM 1

En-Suite

BEDROOM 2

En-Suite

BEDROOM 3

BEDROOM 4

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

Proceeding into the village of Leedstown along the B3302 Fraddam Road from Helston turn right into Trencherth Road. Follow this road and after a short distance the turning into Deans View will be found on the right hand side where a Philip Martin sale board has been erected.

CONTACT US

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