

# *Philip Martin*

LETTINGS LIMITED



*Philip Martin*



ZELAH, TRURO

£2,250 PCM

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



## CHAPEL HOUSE ZELAH LANE, ZELAH, TRURO, CORNWALL, TR4 9HR

An impressive detached converted chapel situated in a popular village location with easy access to the A30 and the North Cornish Coast. Magnificent full height entrance hall with stair leading to the first floor open plan living room/kitchen. Three ground floor bedrooms (master en-suite), family bathroom and utility. Large garden, plenty of parking and gym. SOME LARGE ITEMS OF FURNITURE INCLUDED. Water supplied from natural well on site so there are no water bills. Pets considered.

- Oil Fired Central Heating
- Pets Considered
- Available Mid November
- Council Tax Band D
- Large Gardens
- Single Glazed Windows
- Plenty of Parking
- Deposit £2596
- EPC E
- Initial Fixed Term of 6 Months

### ENTRANCE HALL

### OPEN PLAN KITCHEN/LIVING ROOM

### BEDROOM 1

En-suite

### BEDROOM 2

### BEDROOM 3

### FAMILY 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

When entering Zelah from the bottom of the village the property will be found on the left hand side.

#### CONTACT US

6 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 272716

lettings@philip-martin.co.uk

