

# *Philip Martin*

LETTINGS LIMITED



KEL AVON CLOSE, TRURO

£1,800 PCM

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

## 23 KEL AVON CLOSE, TRURO, TR1 1AN

A detached house situated in a convenient location with easy access to the city centre and briefly the accommodation comprises; lounge, dining room, kitchen, 4 bedrooms (1 en-suite), study, utility, bathroom and shower room. Outside there are good sized gardens, parking and a garage. Pets TBC.

- Gas Fired Central Heating
- Pets TBC
- Available Immediately
- Council Tax Band E
- Good Sized Gardens
- Double Glazed Windows
- Garage and Parking
- Deposit £2076
- EPC C
- Initial Fixed Term of 6 Months

LOUNGE

DINING ROOM

KITCHEN

BEDROOM 1

En-Suite

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM

UTILITY

STUDY

SHOWER ROOM

### 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 up Tregolls Road turn right at the traffic lights into Beechwood Parc and then turn right and right again into Kel Avon Close where 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

