

# *Philip Martin*

LETTINGS LIMITED



SPARNOCK GROVE, TRURO

£1,100 PCM

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

## 35 SPARNOCK GROVE, TRURO, TR1 3AT

A well presented first floor flat situated in a convenient residential location with easy access to the Hospital, City Centre and the A30. Hallway, Lounge/dining room, kitchen, 2 double bedrooms and bathroom with shower. Single Garage. No Pets.

- Gas Fired Central Heating
- No Pets
- Available Mid January
- Council Tax Band B
- No Outside Space
- Double Glazed Windows
- Single Garage
- Deposit £1,269
- EPC C
- Sought After location Close to Hospital

### HALLWAY

### LOUNGE/DINING ROOM

### KITCHEN

### 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

Proceed out of Truro on the A390 turn left at the Spar stores into Newbridge Lane and then right towards the tennis courts. At the bottom of the hill turn right into Sparnock Grove and follow the road around double backing on yourself and the property will be found on the left.

#### CONTACT US

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