

# *Philip Martin*

LETTINGS LIMITED



TRURO

£1,400

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

# 1 THE COURTYARD DAVID PENHALIGON WAY, TRURO, TR1 2EN

A detached house situated in a convenient location close to the City centre and briefly the accommodation comprises; porch, lounge/dining room, kitchen, utility, bedroom 3/study, shower room, 2 main bedrooms and bathroom. Outside there are gardens and parking. No Pets.

- Electric Heating
- No Pets
- Available Immediately
- Council Tax Band D
- Courtyard Gardnes
- Double Glazed Windows
- Off Road Parking
- Deposit £1615
- EPC D
- Initial Fixed Term of 6 Months

## LOUNGE/DINING ROOM

## KITCHEN

## UTILITY

## SHOWER ROOM

## BEDROOM 3/STUDY

## 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

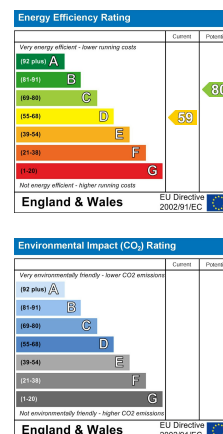
From Tesco roundabout, head up Aubyn Place hill & turn left at the top of the road where you'll pass De Luci Park on your left. Follow the road round and turn right onto David Penhaligon Way where the property will found on the right hand side.

### CONTACT US

6 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 272716

lettings@philip-martin.co.uk



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