

# *Philip Martin*

LETTINGS LIMITED



TRURO  
£2,500 PCM

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

## 1 DEREHAM TERRACE, TRURO, CORNWALL, TR1 3DE

A well presented end of terrace townhouse situated close to the City centre and briefly the accommodation comprises; vestibule, hallway, sitting room, dining room, basement, kitchen, utility, cloakroom, 5 bedrooms (one en-suite), study/bedroom 6, , kitchenette, bathroom, shower room, bathroom and W/C. Outside there is a 2 parking spaces and a courtyard garden. No Pets.

- Gas Fired Central Heating
- No Pets
- Available Immediately
- Council Tax Band E
- Courtyard Garden
- Double Glazed Windows
- 2 Parking Spaces
- Deposit £2884
- EPC D
- Initial Fixed Term of 6 Months

LOUNGE

DINING ROOM

BASEMENT

BOILER ROOM

KITCHEN

UTILITY

CLOAKROOM

BEDROOM 1

En-suite

BEDROOM 2

KITCHENETTE

BEDROOM 3

SHOWER ROOM

W/C

BEDROOM 4

BEDROOM 5

BEDROOM 6/STUDY

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 up Chapel Hill turn right into Dereham Terrace where the property will be found on the left hand side.

#### CONTACT US

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