

# *Philip Martin*

LETTINGS LIMITED



*Philip Martin*



## TREGAVETHAN, TRURO

£2,500 PCM

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



## THE OLD DAIRY THE OLD DAIRY, TREGAVETHAN, TRURO, TR4 9EL

A large detached converted barn situated in a wonderful rural location with easy access to Truro and the A30. Briefly the accommodation comprises; Entrance hall, lounge, snug, kitchen/dining room, utility, cloakroom, 5 bedrooms (3 en-suite) and family bathroom. Outside there is plenty of parking and good sized gardens with patio areas. Available with Furniture if Required and Pets Considered. Water included.

- Ground Source Underfloor Heating
- Pets Considered
- Available End of April
- Council Tax TBC
- Large Gardens
- Double Glazed Windows
- Plenty of Parking
- Deposit £2884
- EPC A
- Initial Fixed Term of 6 Months

### HALLWAY

### BATHROOM

### SNUG/OFFICE

### LOUNGE/DINING ROOM

### KITCHEN/BREAKFAST ROOM

### BEDROOM 1

En-suite

### BEDROOM 2

En-suite

### BEDROOM 3

En-Suite

### BEDROOM 4

### BEDROOM 5

## 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 the B3284 turn take the minor road towards Tregavethan and the property will be easily located on the right hand side next to Tregavethan Manor.

### CONTACT US

6 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 272716

lettings@philip-martin.co.uk

