

# *Philip Martin*

LETTINGS LIMITED



BOLINGEY  
£2,500 PCM

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

## FERNDALE PENWARTHA ROAD, BOLINGEY, TR6 0DH

A brand new detached house situated in a wonderful location on the north Cornish coast and with easy access to Perranporth beach and town. Accommodation over 3 floors with hallway, office, 2 shower rooms, sitting room, large open plan kitchen/living room, utility/plant room, 5 bedrooms (2 en-suite) and bathroom. Integral garage, plenty of parking and low maintenance gardens. Pets considered.

- Air Source Heating
- Pets Considered
- Available Immediately
- Council Tax Band TBC
- Enclosed Garden
- Double Glazed Windows
- Garage and Parking
- Deposit £2884
- EPC TBC
- Initial Fixed Term of 12 Months

HALLWAY

OFFICE

SHOWER ROOM

SITTING ROOM

BEDROOM 1

En-Suite

BEDROOM 2

BEDROOM 3

BEDROOM 4

En-Suite

BATHROOM

BEDROOM 5

SHOWER ROOM

OPEN PLAN KITCHEN/LIVING ROOM

UTILITY/PLANT 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

From the B3284 turn right into Bolingey Road and continue into Chapel Hill. At the bottom of the hill turn right and the cottage will be found after a short distance on the left hand side.

#### CONTACT US

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