Philip Martin

LETTINGS LIMITED

Grampound

£950 Per Calendar Month

1 Rose Cottages Fore Street, Grampound, Truro, TR2 4RR

A charming end terrace cottage situated in the highly popular village of Grampound. Set back from the main thoroughfare, the property has been modernised and upgraded over recent history yet retains its period features. Accommodation includes; entrance porch, sitting/dining room and kitchen to the ground floor with two double bedrooms and a bathroom to the first floor. To the front of the property is a courtyard ideal for sitting out and there is also a further garden with large shed and off road parking. Pets Considered.

- Gas Fired Central Heating
- Pets Considered
- Available Immediately
- Council Tax Band TBC
- Garden, Patio and Shed
- Double Glazed Windows
- Off Road Parking
- Deposit £1096
- EPC D
- Available on an Assured Periodic Tenancy

Porch

Lounge/Dining Room

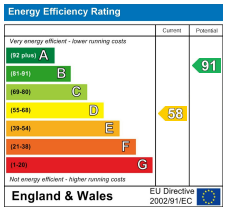
Bedroom 1

Bedroom 2

Bathroom

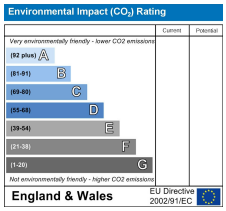
Credit References and Deposit

Prospective tenants will be required to complete an application form and if successful will have to pay a holding deposit equivalent to one 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 five weeks rent will be payable.



Directions

Proceed into the village of Grampound from the Truro direction and look out for a turning signposted Creed. Immediately opposite this is a public footpath running adjacent to the house called Godfreys, proceed along the footpath and 1 Rose Cottages can be found a short distance along the left-hand side. It is advisable in the first instance for viewers to park in the village car park and proceed to the property on foot.



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