

# *Philip Martin*

LETTINGS LIMITED



COMFORD, REDRUTH  
£1,600 PER MONTH

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

# ROSELEIGH COMFORD, REDRUTH, TR16 6AX

A good sized detached house situated in a convenient location with easy access to Redruth and Falmouth. The accommodation comprises; hallway, lounge, dining room, kitchen, utility, 4 bedrooms and bathroom. Outside there are good sized gardens and parking. Pets Considered.

- Oil Fired Central Heating
- Pets Considered
- Available Immediately
- Council Tax Band D
- Large Gardens
- Partial Secondary Glazing
- Parking and Basic Garage
- Deposit £1846
- EPC E
- Initial Fixed Term of Months

LOUNGE

DINING ROOM

KITCHEN

UTILITY

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

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 the A393 Ponsanooth to Lanner Road the property will be found on the left hand side just after the Carharrack turning.

### CONTACT US

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