

Philip Martin

LETTINGS LIMITED



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CANONSTOWN, HAYLE

£2,500 PCM

www.philip-martin.co.uk

3 THE HEATHERS BACK LANE, CANONSTOWN, HAYLE, TR27 6NF

A brand new large detached house located at the end of a small development of 3 houses and offering spacious and luxury accommodation throughout with the added benefit of a detached double garage. Spacious entrance hall, cloakroom/w.c, plant room and good size living room with oak panelling to one wall. Across the rear of the property is a stunning kitchen/dining/family room. This has a fully fitted modern kitchen with a double oven, induction hob with hood above, integrated fridge/freezer, an integrated dishwasher, Quooker tap, doors leading to the rear garden and also access to the utility room. To the first floor are four double bedrooms with the master having an en-suite shower room/w.c and a family bathroom. Externally is a good size garden to the rear with a full width paved area which is perfect for entertaining and wiring installed for a hot tub, ample parking to the front and a detached double garage with an EV charging point. Pets Considered.

- Air Source Underfloor Heating
- Pets Considered
- Available Immediately
- Council Tax Band TBC
- Large Gardens and Patio
- Double Glazed Windows
- Double Garage and Plenty of Parking
- Deposit £2884
- EPC TBC
- Available on an Assured Periodic Tenancy

HALLWAY

CLOAKROOM

PLANT ROOM

LOUNGE

KITCHEN/DINING ROOM

UTILITY ROOM

BEDROOM 1

En-Suite

BEDROOM 2

BEDROOM 3

BEDROOM 4

FAMILY 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

From the A30 at Canonstown turn into Heather Lane and then left into Back Lane where the development will be found at the end.

CONTACT US

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