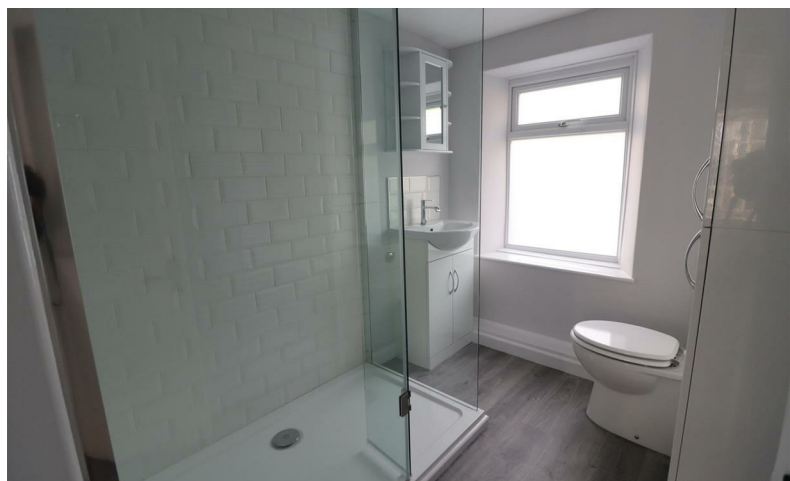


# *Philip Martin*

LETTINGS LIMITED



GROVE ROAD, ST. AUSTELL  
£750 PCM

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

## 2 GROVE ROAD, ST. AUSTELL, CORNWALL, PL25 5NP

A fully refurbished mid terraced cottage situated on the edge of St Austell and briefly the accommodation comprises vestibule, open plan living room/kitchen, cloakroom, bedroom and shower room. Outside there is an enclosed rear yard and garden. Pet considered.

- Electric Heating
- Pet Considered
- Available October
- Council Tax Band A
- Enclosed Rear Yard And Garden
- Partial Double Glazing
- On Street Parking
- Deposit £721
- EPC D
- Available on an Assured Periodic Tenancy

### VESTIBULE

### OPEN PLAN LIVING ROOM/KITCHEN

### BEDROOM

### SHOWER 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 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

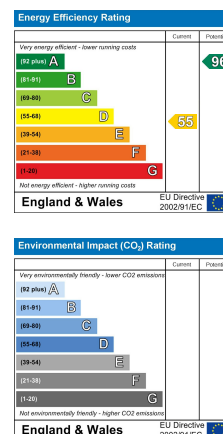
From the A390 take the B3274 towards the town centre and turn left into Gover Road and then right into Grove Road where the property will be found near the top on the left hand side.

#### CONTACT US

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