

# *Philip Martin*

LETTINGS LIMITED



GARE, PROBUS, TRURO

£2,950 PER MONTH

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

## TREGARE GARE, PROBUS, TRURO, TR2 4HP

A large Grade II listed period house situated in a wonderful rural location and briefly the accommodation comprises entrance porch, hallway, sitting room, dining room, kitchen, 2 further reception rooms, large utility/boot room, cloakroom, cellar, five bedrooms (master en-suite) bathroom and W/C. Outside there is a cobbled courtyard and former stable together with an outside W/C and further storerooms etc. Surrounding the property are gravelled parking areas as well as further lawned and wooded gardens. Gardening included, landlord bills for water and pets considered.

- Oil Fired Central Heating
- Pets Considered
- Available December
- Council Tax Band E
- Large Mature Gardens with Gardening Included
- Single Glazed Windows
- Plenty of Parking and Garaging
- Deposit £3400
- EPC E
- Available on an Assured Periodic Tenancy from 1st May

### PORCH

### HALLWAY

### SITTING ROOM

16'1" x 12'0" (4.91 x 3.67)

### DINING ROOM

15'11" x 12'1" (4.87 x 3.7)

### KITCHEN

16'3" x 11'10" (4.97 x 3.61)

### LARGE UTILITY/BOOT ROOM

15'1" x 11'8" (4.61 x 3.57)

### RECEPTION ROOM

10'11" x 17'9" (3.35 x 5.42)

### RECEPTION ROOM

10'4" x 11'5" (3.16 x 3.49)

### CELLAR

10'5" x 11'8" (3.19 x 3.57)

### BEDROOM 1

14'5" x 10'2" (4.4 x 3.1)

En-Suite

### BEDROOM 2

14'7" x 12'1" (4.45 x 3.7)

### BEDROOM 3

15'4" x 15'7" (4.68 x 4.75)

### BEDROOM 4

10'7" x 12'1" (3.25 x 3.7)

### BEDROOM 5

8'7" x 14'9" (2.62 x 4.52)

### BATHROOM

9'10" x 11'6" (3.01 x 3.51)

### GOOD RANGE OF OUTHOUSES

## 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 A390 Probus bypass turn right towards Tresawle and at the end of the road turn left towards Gare.

### CONTACT US

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