

# *Philip Martin*

LETTINGS LIMITED



DEREHAM TERRACE, TRURO

£2,000 PER MONTH

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

# 1 DEREHAM TERRACE, TRURO, CORNWALL, TR1 3DE

A well presented end of terrace townhouse situated close to the City centre and briefly the accommodation comprises; vestibule, hallway, sitting room, dining room, basement, kitchen, utility, cloakroom, 5 bedrooms (one en-suite), study/bedroom 6, , kitchenette, bathroom, shower room, bathroom and W/C. Outside there is a 2 parking spaces and a courtyard garden. Pets Considered.

- Gas Fired Central Heating
- Pets Considered
- Available Immediately
- Council Tax Band E
- Courtyard Garden
- Double Glazed Windows
- 2 Parking Spaces
- Deposit £2538
- EPC D
- Available on an Assured Periodic Tenancy from 1st May

LOUNGE

DINING ROOM

BASEMENT

BOILER ROOM

KITCHEN

UTILITY

CLOAKROOM

BEDROOM 1

En-suite

BEDROOM 2

KITCHENETTE

BEDROOM 3

SHOWER ROOM

W/C

BEDROOM 4

BEDROOM 5

BEDROOM 6/STUDY

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

Proceeding up Chapel Hill turn right into Dereham Terrace where the property will be found on the left hand side.

### CONTACT US

6 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 272716

lettings@philip-martin.co.uk

