

# Philip Martin

LETTINGS LIMITED



TRESILLIAN, TRURO

£1,400 PCM

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

## 5 BONE CELLARS ROW, TRESILLIAN, TRURO, TR2 4BL

A terraced cottage situated in a popular village location with easy access to Truro and the A30. Briefly the accommodation comprises; hallway, lounge, dining room, kitchen, utility, shower room, 3 bedrooms (one en-suite) and bathroom. Outside there is a good sized rear garden with a log store etc. Pets Considered.

- Gas Fired Central Heating
- Pets Considered
- Available Immediately
- Council Tax Band B
- Enclosed Rear Garden and Patio
- Double Glazed Windows
- Street Parking
- Deposit £1615
- EPC TBC
- Initial Fixed Term of 6 Months

LOUNGE

DINING ROOM

KITCHEN

UTILITY

SHOWER ROOM

BEDROOM 1

En-Suite

BEDROOM 2

BEDROOM 3

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

Entering Tresillian from the Truro direction the property will be easily located on the left hand side just after the Audi Garage and before Texaco.

#### CONTACT US

6 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 272716

lettings@philip-martin.co.uk

