

# Philip Martin

LETTINGS LIMITED



THE LEATS, TRURO  
£795 PCM

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

## FLAT 4 TREVENNEN THE LEATS, TRURO, CORNWALL, TR1 3AG

A ground floor one bedroom flat in the centre of Truro. Enter into living room/kitchen/diner including oven, one double bedroom in an L shape and bathroom with shower over bath. Off road parking for one car. Modern electric panel heaters throughout, double glazing. The Landlord bills for water. Communal bike storage outside. No garden space included. Pets Considered

- Electric Heating
- Pets Considered
- Available June
- Council Tax Band B
- No Outdoor Space
- Double Glazing
- Off street parking for one car
- Deposit £917
- EPC C
- Available on an Assured Periodic Tenancy

### OPEN PLAN LIVING ROOM/KITCHEN/DINER

### BEDROOM

### 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

Walking- From the centre of town, head down Pydar Mews, turn left and the flats are behind you. Driving- From St George's Road, head up the one way street to Edward St and Castle St, turn left onto The Leats and you may be able to park on the Leats if there are spaces on the road. You might find it more convenient to park in town and walk.

#### CONTACT US

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