

# *Philip Martin*

LETTINGS LIMITED



AMELIA CLOSE, PROBUS  
£1,150 PCM

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

## 3 AMELIA CLOSE, PROBUS, TRURO, CORNWALL, TR2 4TS

A semi-detached house situated in the popular and highly desirable village location of Probus. Offering light and spacious rooms throughout, the accommodation includes; entrance porch, sitting room, kitchen/dining room, three bedrooms and a bathroom. There is driveway parking, a single garage and an enclosed rear garden. Pets considered.

- Gas Fired Central Heating
- Pets Considered
- Available Mid May
- Council Tax Band C
- Enclosed Rear Garden
- Double Glazed Windows
- Garage and Parking
- Deposit £1326
- EPC C
- Available on an Assured Periodic Tenancy

### SITTING ROOM

### KITCHEN/DINING ROOM

### BEDROOM 1

### 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

Heading up Fore Street turn right by the Indian Restaurant and then first right into Amelia Close where the property will be found at the end on the right hand side.

#### CONTACT US

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