

# *Philip Martin*

LETTINGS LIMITED



PENSTRAZE, TRURO  
£2,000 PCM

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

## 2, GARTH LODGE PENSTRAZE, CHACEWATER, TRURO, TR4 8PH

A large detached house situated in a convenient location with easy access to Truro and the A30. Briefly the accommodation comprises; hallway, open plan kitchen/living room, study, cloakroom, utility and 4 en-suite bedrooms. Outside there are gardens, double garage and parking. No Pets.

- Air Source Heating
- No Pets
- Available Immediately
- Council Tax Band F
- Good Sized Rear Garden
- Double Glazed Windows
- Double Garage and Parking
- Deposit £2307
- EPC B
- Initial Fixed Term of 6 Months

### OPEN PLAN LIVING ROOM/KITCHEN

### STUDY/BEDROOM 5

### CLOAKROOM

### UTILITY

### BEDROOM 1

En-Suite

### BEDROOM 2

En-suite

### BEDROOM 3

En-Suite

### BEDROOM 4

En-suite

### 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 towards Chiverton Cross from Truro on the A390 the property will be found on the right hand side at Penstraze.

#### CONTACT US

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