

# *Philip Martin*

LETTINGS LIMITED



COWLANDS, TRURO

£2,300 PCM

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

## THE MILL HOUSE COWLANDS, KEA, TRURO, CORNWALL, TR3 6AT

A Grade II listed house forming part of the Tregothnan Estate situated in a wonderful creekside location close to Truro. Lounge, sitting/dining room, kitchen with Aga, 4 bedrooms (master en-suite), 2 shower rooms and 2 W/C's. Large mature gardens fronting the river, boathouse, basic garage and parking. Oil fired central heating and pets considered.

- Oil Fired Central Heating
- Garage and Parking
- Available Immediately
- Council Tax Band E
- Large Mature Gardens
- Single Glazed Windows
- Pets Considered
- Deposit £2653
- EPC E
- Initial Fixed Term of 12 Months

LOUNGE

SITTING/DINING ROOM

KITCHEN

SHOWER ROOM

W/C

BEDROOM 1

En-Suite

BEDROOM 2

BEDROOM 3

BEDROOM 4

SHOWER ROOM

W/C

### 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

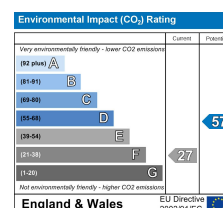
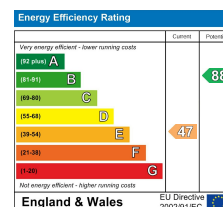
From the A39 Truro to Falmouth road take the B3289 towards Feock and then turn left into Mount George Road. Continue following this road to Cowlands where the property will be easily located at the head of the creek.

#### CONTACT US

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