

# Philip Martin

LETTINGS LIMITED



PROBUS  
£1,200 PCM

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

# WEST TRELOWTHAS BUNGALOW WEST TRELOWTHAS, PROBUS, TRURO, TR2 4HU

A well presented detached bungalow offered on behalf of The Tregothnan Estate and situated in a wonderful rural location enjoying views over open farmland. Hallway, lounge, kitchen/dining room, 3 bedrooms, shower room and W/C. Double glazed windows and night storage heating. Plenty of parking and good sized gardens. Landlord bills for water. Pets considered.

- Electric Heating
- Pets Considered
- Available Immediately
- Council Tax Band B
- Good Sized Gardens and Plenty of Parking
- Double Glazed Windows
- Plenty of Parking
- Deposit £1384
- EPC D
- Initial Fixed Term of 12 Months

HALLWAY

LOUNGE

KITCHEN/DINING ROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

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 A390 Probus bypass turn right towards Tresawle and then take the first right where the property will be found on the right hand side.

### CONTACT US

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