

Philip Martin

LETTINGS LIMITED



TRURO
£1,375 PCM

www.philip-martin.co.uk

4 EPWORTH CLOSE, TRURO, TR1 1UP

A well proportioned three bedroom detached house situated in a convenient location in Truro. The property is located in the corner at the end of this quiet cul-de-sac; yet is within walking distance of the City centre and a wide range of amenities including primary and secondary schools. The property has been modernised over recent years and in all, the accommodation comprises; entrance hall, cloakroom, sitting/dining room and kitchen to the ground floor with three bedrooms and a family bathroom to the first floor. There is off street parking, a single garage and an enclosed rear garden. No Pets.

- Gas Fired Central Heating
- No Pets
- Available Immediately
- Council Tax Band D
- Front and Rear Gardens
- Double Glazed Windows
- Garage and Parking
- Deposit £1586
- EPC D
- Initial Fixed Term of 6 Months

LOUNGE/DINING ROOM

KITCHEN

CLOAKROOM

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

From Trafalgar roundabout proceed along St. Clements Hill and take the first right into Trennick Lane which ultimately leads to Truro School. Epworth Close is the first turning on the left hand side and once entering the close turn left again and No. 4 can be found on the left hand side at the end of the cul-de-sac.

CONTACT US

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