

# *Philip Martin*

LETTINGS LIMITED



CARLYON ROAD, ST AUSTELL  
£675 PCM

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

## 46 CARLYON ROAD, ST. AUSTELL, ST. AUSTELL, CORNWALL, PL25 4LN

A spacious two bedroom top floor apartment situated in a convenient location close to the town centre. Hallway, lounge/dining room, kitchen, two double bedrooms and bathroom. Modern electric radiators fitted throughout and double glazed windows. Parking available. No Pets.

- Electric heating
- No Pets
- Available January 2026
- Council Tax Band A
- No outside space
- Double glazing
- Parking available
- Deposit £778
- EPC E
- St Austell

### HALLWAY

### LOUNGE/ DINING ROOM

### KITCHEN

### BEDROOM 1 (DOUBLE)

### BEDROOM 2 (DOUBLE)

### 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

Follow signs for St Austell. Once in town follow signs for the train station, at the mini roundabout take the second exit heading towards the leisure center. Take the 2nd exit at the next two roundabouts. The property is on the right hand-side above the shops.

#### CONTACT US

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