

# Philip Martin

LETTINGS LIMITED



TRURO  
£1,550 PCM

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

## 28 KEL AVON CLOSE, TRURO, CORNWALL, TR1 1AW

A modern semi detached house situated in a sought after residential location close to the city centre and briefly the accommodation comprises; hallway, cloakroom, ground floor bedroom, lounge, kitchen/dining room, 3 main bedrooms (one en-suite) and family bathroom. Outside there is a landscaped rear garden and parking at the front. Pets Considered.

- Gas Fired Central Heating
- Pets Considered
- Available Immediately
- Council Tax Band D
- Landscaped Rear Garden
- Double Glazed Windows
- Off Road Parking
- Deposit £1788
- EPC C
- Available on an Assured Periodic Tenancy

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### GROUND FLOOR BEDROOM 4/STUDY

### CLOAKROOM

### KITCHEN/DINING ROOM

### LOUNGE

### BEDROOM 1

En-Suite

### BEDROOM 2

### BEDROOM 3

### BATHROOM

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### 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

Proceeding up Tregolls Road turn right at the traffic lights into Beechwood Parc and then turn right and right again into Kel Avon Close where the property will be found on the left hand side.

#### CONTACT US

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