

# *Philip Martin*

LETTINGS LIMITED



GWARAK TEWDAR, TRURO

£1,450 PCM

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

## 27 GWARAK TEWDAR, TRURO, CORNWALL, TR1 2FL

A very well presented modern semi detached house situated on a popular residential development with easy access to the City centre, hospital, college and schools. Hallway, lounge, kitchen/dining room, cloakroom, three bedrooms (one en-suite) and family bathroom. Enclosed rear garden and parking for 2 vehicles. Pets Considered

- Gas Fired Central Heating
- Pets Considered
- Available Immediately
- Council Tax Band C
- Enclosed Rear Garden
- Double Glazed Windows
- 2 Parking Spaces
- Deposit £1,673
- EPC B
- Available on an Assured Periodic Tenancy

### CLOAKROOM

### LOUNGE

### KITCHEN/DINING ROOM

### BEDROOM 1

En-Suite

### BEDROOM 2

### BEDROOM 3

### 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 one 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 five weeks rent will be payable.

### DIRECTIONS

From the A390 turn into the Copperfields Development where the property will be found near the bottom of the estate.

#### CONTACT US

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