

# *Philip Martin*

LETTINGS LIMITED



RURAL PROBUS

£1,250 PCM

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

## ROSE COTTAGE GARE, PROBUS, TRURO, TR2 4HP

A semi detached cottage forming part of The Tregothnan Estate and situated in a lovely rural position with good access to Truro and St Austell. Hallway, shower room, living room, kitchen and 3 bedrooms. Good sized gardens and plenty of parking. Electric heating and double glazed windows. Pets Considered.

- Electric Heating
- Pets Considered
- Available Immediately
- Council Tax Band B
- Good sized gardens
- Double Glazed Windows
- Plenty of Parking
- Deposit £1440
- EPC C
- Available on an Assured Periodic Tenancy

LIVING ROOM

KITCHEN

SHOWER ROOM

BEDROOM 1

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 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 at the end of the road turn left towards Gare where the property will be found on the right hand side.

#### CONTACT US

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