

# Philip Martin

LETTINGS LIMITED



THE GREEN, PROBUS, TRURO

£1,250

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

## THRIFT COTTAGE THE GREEN, PROBUS, TRURO, CORNWALL, TR2 4LP

A detached cottage situated in a popular village location and briefly the accommodation comprises; kitchen/utility, lounge with electric "woodburner", conservatory, integral garage, cloakroom, 2 bedrooms and bathroom. Outside there are gardens and parking. Pets considered.

- Gas Fired Central Heating
- Pets Considered
- Available Mid Of April
- Council Tax Band C
- Gardens to front and rear
- Double Glazed Windows
- Garage and Parking
- Deposit £1442
- EPC D
- Initial Fixed Term of 6 Months

KITCHEN

LOUNGE

CONSERVATORY

CLOAKROOM

BEDROOM 1

BEDROOM 2

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

As you enter the village from Truro turn left into The Green and take the right hand fork where the property will be found on the right hand side.

#### CONTACT US

6 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 272716

lettings@philip-martin.co.uk

