

# *Philip Martin*

LETTINGS LIMITED



RURAL PROBUS

£2,650 PCM

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



## LOWER HELLAND, LADOCK ROAD, NR PROBUS, TRURO, CORNWALL, TR2 4QE

A large contemporary bungalow situated in a very peaceful, rural setting on the outskirts of Probus. Delightful gardens bordering a stream enjoying complete privacy and a sunny aspect. Three double bedrooms, master with en suite, fabulous open plan kitchen, living and dining room, luxurious bathroom with bath and separate shower. Bi fold doors opening onto a large deck with lots of sitting out space. A very level site. Low running costs with air source underfloor heating throughout. Pets considered and water included within the rent. Available Furnished or Unfurnished.

- Air Source Heating
- Pets Considered
- Available Immediately
- Council Tax Band C
- Good Sized Rear Garden
- Double Glazed Windows
- Plenty of Parking
- Deposit £3057
- EPC B
- Initial Fixed Term of 6 Months

### BEDROOM 1

En-Suite

### BEDROOM 2

### BEDROOM 3

### BATHROOM

### OPEN PLAN LIVING ROOM/KITCHEN

### 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.

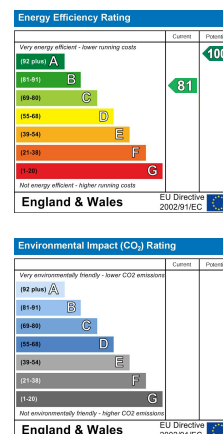
### DIRECTIONS

#### CONTACT US

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