

# Philip Martin

LETTINGS LIMITED



ST. EWE, ST. AUSTELL  
£2,250 PCM

# HIGHER KESTLE FARM HOUSE ST. EWE, ST. AUSTELL, PL26 6EP

A Grade II Listed detached farmhouse situated in a wonderful rural location overlooking open farmland and briefly the accommodation comprises; porch, hallway, lounge, dining room, kitchen, utility, Pantry, 5 bedrooms (3 en-suite) and family bathroom. In addition the property has oil fired central heating, good sized gardens, outhouses and plenty of parking. Pets Considered.

- Oil Fired Central Heating
- Pets Considered
- Available Immediately
- Council Tax Band B
- Large Gardens and Outhouses
- Single Glazed Windows
- Plenty of Parking
- Deposit £2596
- EPC E
- Initial Fixed Term of 6 Months

PORCH

LOUNGE

DINING ROOM

KITCHEN

UTILITY

PANTRY

STUDY

BEDROOM 1

En-Suite

BEDROOM 2

En-suite

BEDROOM 3

En-Suite

BEDROOM 4

BEDROOM 5

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

### CONTACT US

6 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 272716

lettings@philip-martin.co.uk

