

# *Philip Martin*

LETTINGS LIMITED



FALMOUTH ROAD, HELSTON

£1,400 PCM

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

## 20 RINSEY DRIVE, HELSTON, CORNWALL, TR13 0GF

A new link detached house situated on a small development of 22 houses within easy access of the Town centre and other facilities. Hallway, lounge, kitchen/dining room, cloakroom, 3 bedrooms (one en-suite) and family bathroom. Garage, 2 parking spaces and enclosed rear garden with patio. Air source heating, high levels of insulation and double glazed windows. Pets Considered.

- Air Source Heating
- Pets Considered
- Available Mid July
- Council Tax C
- Gardens To Front and Rear
- Double Glazed Windows
- Garage and Parking
- Deposit £1615
- EPC B
- Available on an Assured Periodic Tenancy

HALLWAY

CLOAKROOM

LIVING ROOM

KITCHEN/DINING ROOM

BEDROOM 1

En-suite

BEDROOM 2

BEDROOM 3

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

From the "Turnpike" roundabout take the B3297 towards Falmouth and the site will be easily located on the right hand side.

#### CONTACT US

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