

# *Philip Martin*

LETTINGS LIMITED



KILLIOW, TRURO

£800 PCM

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

# THE STUDIO ORCHID HOUSE, KILLIOW, TRURO, CORNWALL, TR3 6AE

A good sized self contained flat situated in a wonderful semi rural location part way between Truro and Falmouth. Briefly the accommodation comprises; hallway, open plan living room/kitchen and large bedroom with en-suite shower room. Landlord bills for water, sewerage, council tax and electric (including underfloor heating) at £300pcm. No Dogs Due To Horses At The Property; However, Cats & Other Small Pets Are Considered.

- Underfloor Heating
- No Dogs Due To Horses At The Property; However, Cats & Other Small Pets Are Considered.
- Available Mid July
- Council Tax Included in Additional Charges
- Small Balcony Area
- Double Glazed Windows
- Parking Space
- Deposit £923
- EPC B
- Available on an Assured Periodic Tenancy

## HALLWAY

## OPEN PLAN KITCHEN/LIVING ROOM

## BEDROOM

En-Suite

## 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 A39 take the road to Kea Church and 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

