

# *Philip Martin*

LETTINGS LIMITED



BUDOCK WATER, FALMOUTH

£1,850 PCM

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

## CLOVERDALE BUDOCK WATER, FALMOUTH, CORNWALL, TR11 5DT

A fully refurbished detached bungalow situated in the heart of the village and briefly the accommodation comprises porch, hallway, lounge, kitchen/dining room, utility, 3 bedrooms (master en-suite) and family bathroom. Outside there are landscaped gardens (Landlords Gardener attends every 2 weeks) and plenty of parking. 1 cat considered.

- Oil Fired Central Heating
- 1 Cat Considered
- Available Mid October
- Council Tax Band C
- Large Landscaped Gardens
- Double Glazed Windows
- Gated Parking Area
- Deposit £2134
- EPC D
- Initial Fixed Term of 6 Months

PORCH

HALLWAY

LOUNGE

KITCHEN/DINING ROOM

UTILITY

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 A39 take the road towards Bickland Water Industrial Estate and then turn right towards Budock Water. The property will then be found on the right hand side after the pub and hairdressers.

#### CONTACT US

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