

# *Philip Martin*

LETTINGS LIMITED



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TREGONY, TRURO

£2,500 PCM

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



## GARGUS FARMHOUSE GARGUS, TREGONY, TRURO, TR2 5SQ

A large detached farmhouse situated in a wonderful rural location on the edge of Tregony and briefly the accommodation comprises; conservatory, hallway, lounge, dining room, kitchen, utility, shower room, 4 bedrooms (2 en-suite) and family bathroom. Outside there are good sized gardens, parking and a double garage. Pets Considered.

- Oil Fired Central Heating
- Pets Considered
- Available Immediately
- Council Tax Band D
- Good Sized Garden
- Double Glazed Windows
- Garage and Parking
- Deposit £2884
- EPC D
- Initial Fixed Term of 6 Months

KITCHEN

BATHROOM

UTILITY

DINING ROOM

LOUNGE

CONSERVATORY

SHOWER ROOM

BEDROOM 1

En-Suite

BEDROOM 2

En-Suite

BEDROOM 3

BEDROOM 4

### 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

Proceeding from Tregony towards Hewas Water on the B3287 the entrance to Gargus Farm will be easily identified on the left hand side next to the 2 white road signs.

#### CONTACT US

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