

# *Philip Martin*

LETTINGS LIMITED



ENYS CLOSE, TRURO

£1,100 PCM

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

## 8 ENYS CLOSE, TRURO, CORNWALL, TR1 3TF

A semi-detached house situated in a very convenient location close to the City centre with views of the viaduct and Cathedral. Briefly the accommodation comprises; hallway, lounge, kitchen, two bedrooms and shower room. There are good sized gardens to the front and rear of the property as well as parking and a garage. The windows are double glazed and there is a gas fired central heating system. Pets considered.

- Gas Central Heating
- Pets Considered
- Available December
- Council Tax Band C
- Gardens to Front & Rear
- Double Glazing
- Parking & Garage
- Deposit £1269
- EPC D
- Initial Fixed Term of 6 Months

HALLWAY

LOUNGE

KITCHEN

BEDROOM 1

BEDROOM 2

SHOWER ROOM

### 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

Heading out of town towards Shortlanesend, travelling along Kenwyn Road, turn left onto Hendra Road and take the first right onto Enys Road. Follow the road all the way down and the turning for Enys Close will be on your right hand side. You will find the property located at the end of the cul-de-sac.

#### CONTACT US

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