

# *Philip Martin*

LETTINGS LIMITED



GRAMPOUND, TRURO

£1,800 PCM

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

## CREED FARMHOUSE GRAMPOUND, TRURO, CORNWALL, TR2 4SL

A wonderful old farmhouse situated in a quiet location with easy access to the village and briefly the accommodation comprises; hallway, lounge, dining room, kitchen, study/reception room, cloakroom, 4 bedrooms and bathroom. Outside there are good sized garden and plenty of parking. Pets considered.

- LPG Central Heating
- Pets Considered
- Available Mid March
- Council Tax Band E
- Good Sized Gardens
- Double Glazed Windows
- Plenty of Parking
- Deposit £2076
- EPC Exempt
- Initial Fixed Term of 6 Months

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HALLWAY

LOUNGE

STUDY

DINING ROOM

KITCHEN

CLOAKROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM

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### 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 towards St Austell from Truro turn right into Creed lane about half way through the village and the property will be found on the right hand side after about half of a mile.

#### CONTACT US

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