

# *Philip Martin*

LETTINGS LIMITED



HELSTON ROAD, PENRYN  
£950 PCM

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

## 73 HELSTON ROAD, PENRYN, CORNWALL, TR10 8NQ

A Grade II Listed mid terraced town house situated in a sought after location close to the town centre and briefly the accommodation comprises; hallway, sitting room, dining room, kitchen, two bedrooms and bathroom. Outside there is an enclosed rear garden and in addition the property has partial double glazing and gas fired central heating. 1 small pet considered. NOTE OPEN FIREPLACE NOT IN USE. External Paint work being carried out in the next couple months.

- Gas Fired Central Heating
- 1 Small Pet Considered
- Available Mid February
- Council Tax Band A
- Small Rear Garden
- Partial Double Glazing
- Street Parking Only
- Deposit £1096
- EPC D
- Initial Fixed Term of 6 Months

VESTUIBLE

LOUNGE

DINING ROOM

KITCHEN

BEDROOM 1

BEDROOM 2

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

Heading up through Penryn and out of the town the property will be found at the end of Helston Road on the left hand side.

#### CONTACT US

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