

Philip Martin

LETTINGS LIMITED



GARE, PROBUS, TRURO

£2,600 PCM

www.philip-martin.co.uk

TREGARE GARE, PROBUS, TRURO, TR2 4HP

A large Grade II listed period house situated in a wonderful rural location and briefly the accommodation comprises entrance porch, hallway, sitting room, dining room, kitchen, 2 further reception rooms, large utility/boot room, cloakroom, cellar, five bedrooms (master en-suite) bathroom and W/C. Outside there is a cobbled courtyard and former stable together with an outside W/C and further storerooms etc. Surrounding the property are gravelled parking areas as well as further lawned and wooded gardens. Gardening included, landlord bills for water and pets considered.

- Oil Fired Central Heating
- Pets Considered
- Available December
- Council Tax Band E
- Large Mature Gardens with Gardening Included
- Single Glazed Windows
- Plenty of Parking and Garaging
- Deposit £3400
- EPC E
- Available on an Assured Periodic Tenancy from 1st May

PORCH

HALLWAY

SITTING ROOM

16'1" x 12'0" (4.91 x 3.67)

DINING ROOM

15'11" x 12'1" (4.87 x 3.7)

KITCHEN

16'3" x 11'10" (4.97 x 3.61)

LARGE UTILITY/BOOT ROOM

15'1" x 11'8" (4.61 x 3.57)

RECEPTION ROOM

10'11" x 17'9" (3.35 x 5.42)

RECEPTION ROOM

10'4" x 11'5" (3.16 x 3.49)

CELLAR

10'5" x 11'8" (3.19 x 3.57)

BEDROOM 1

14'5" x 10'2" (4.4 x 3.1)

En-Suite

BEDROOM 2

14'7" x 12'1" (4.45 x 3.7)

BEDROOM 3

15'4" x 15'7" (4.68 x 4.75)

BEDROOM 4

10'7" x 12'1" (3.25 x 3.7)

BEDROOM 5

8'7" x 14'9" (2.62 x 4.52)

BATHROOM

9'10" x 11'6" (3.01 x 3.51)

GOOD RANGE OF OUTHOUSES

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 one 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 five weeks rent will be payable.

DIRECTIONS

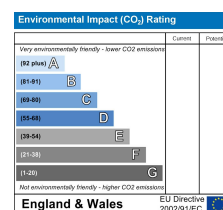
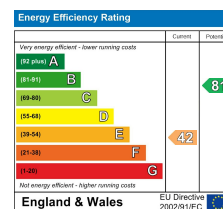
From the A390 Probus bypass turn right towards Tresawle and at the end of the road turn left towards Gare.

CONTACT US

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