

# *Philip Martin*

LETTINGS LIMITED



THE SQUARE, PORTSCATHO, TRURO  
£800 PCM

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



## 12 THE SQUARE, PORTSCATHO, TRURO, CORNWALL, TR2 5EB

A terraced cottage situated in the heart of the village. Porch, lounge/dining room, kitchen, 2 bedrooms and bathroom. Rear garden and pets considered. The property is held by the Beryl Harding Trust and applicants will need to meet the criteria which are as follows, "To provide affordable residential accommodation or other benefits to those in need by reason of youth, age, ill-health, disability, financial hardship or other disadvantage who are resident or who have been resident within five miles of the parish church of Gerrans or who have employment in that area. "Checks will be made to assure the trustees that applicants meet the criteria of the Beryl Harding Trust"

- Electric Heating
- Rear Garden
- Pets Considered
- Deposit £923
- EPC E
- Double Glazed Windows
- Street Parking
- Council Tax Band B
- Initial Fixed Term of 6 Months
- Available Mid October

PORCH

LOUNGE/DINING ROOM

KITCHEN

BEDROOM ONE

BEDROOM TWO

BATHROOM

REAR GARDEN

### 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

From Tregony head towards St Mawes and take the left hand turning towards Gerrans and Portscatho. After entering the village the property will be found on the right hand side opposite the Church.

#### CONTACT US

6 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 272716

lettings@philip-martin.co.uk

