

# *Philip Martin*

LETTINGS LIMITED



ELM COURT, TRURO  
£950 PCM

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



## 8 ELM COURT, TRURO, CORNWALL, TR1 1DN

A top floor flat situated in a popular and convenient location close to the City centre. Hallway, lounge/dining room, kitchen, 2 bedrooms and shower room. Single garage with utility room at the rear and communal gardens. No Pets.

- Electric Heating
- No Pets
- Available Start of October
- Council Tax Band C
- Communal Grounds
- Double Glazed Windows
- Single Garage
- Deposit £1096
- EPC E
- Initial Fixed Term of 6 Months

### ENTRANCE HALL

### LOUNGE/DINING ROOM

### KITCHEN

### BEDROOM 1

### BEDROOM 2

### SHOWER ROOM

### GARAGE

With Utility Room at the rear

### 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 Moresk Road turn right in to Pauls Terrace and the turning for Elm Court will be found on the right hand side.

#### CONTACT US

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