

# *Philip Martin*

LETTINGS LIMITED



GRAMPOUND  
£950 PCM

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

## 2 OLD TANNERY LANE, GRAMPOUND, TRURO, CORNWALL, TR2 4PZ

A mid terraced modern house situated in a sought after residential location on the edge of the village and briefly the accommodation comprises; open plan living room/kitchen, cloakroom, 2 bedrooms and bathroom. Outside there is an enclosed rear garden and parking space. No Pets.

- Gas Fired Central Heating
- No Pets
- Available November
- Council Tax Band B
- Front and Rear Gardens
- Double Glazed Windows
- Parking Space
- Deposit £1096
- EPC B
- Initial Fixed Term of 6 Months

### OPEN PLAN LIVING ROOM/KITCHEN

### CLOAKROOM

### 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

Proceeding from Truro towards St Austell pass through Grampound and at the top of the hill turn right into Bosillion Lane and then right into Old Tannery Lane where the property will be found after a short distance on the right hand side.

#### CONTACT US

6 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 272716

lettings@philip-martin.co.uk

