

# *Philip Martin*

LETTINGS LIMITED



THE SQUARE, TRURO

£1,250

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



## 4, PRIMROSE COTTAGES THE SQUARE, PROBUS, TRURO, CORNWALL, TR2 4LG

A terraced cottage situated in the heart of the village and briefly the accommodation comprises; open plan living room/kitchen, 3 bedrooms and bathroom. Outside there is a large enclosed yard and a useful outhouse with electric and plumbing. Pets Considered.

- Gas Fired Central Heating
- Pets Considered
- Available Immediately
- Council Tax Band B
- Good Sized Rear Yard with Useful Outhouse
- Double Glazed Windows
- Street Parking
- Deposit £1442
- EPC C
- Initial Fixed Term of 6 Months

### OPEN PLAN LIVING ROOM/KITCHEN

### BEDROOM 1

### BEDROOM 2

### BEDROOM 3

### 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

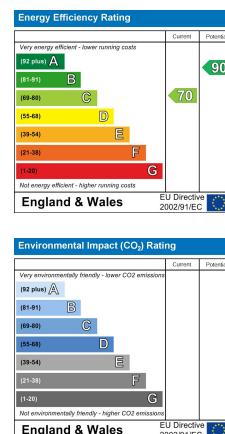
Proceeding up through the village into The Square the property will be easily located on the right hand side.

#### CONTACT US

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