

Philip Martin

LETTINGS LIMITED



RURAL PROBUS
£2,500 PCM

www.philip-martin.co.uk

LOWER HELLAND LADOCK ROAD, NR PROBUS, TRURO, CORNWALL, TR2 4QE

A large contemporary bungalow situated in a very peaceful, rural setting on the outskirts of Probus. Delightful gardens bordering a stream enjoying complete privacy and a sunny aspect. Three double bedrooms, master with en suite, fabulous open plan kitchen, living and dining room, luxurious bathroom with bath and separate shower. Bi fold doors opening onto a large deck with lots of sitting out space. A very level site. Low running costs with air source underfloor heating throughout. Water included within the rent. Pets considered.

- Air Source Heating
- Pets Considered
- Available Beginning Of June
- Council Tax Band C
- Good Sized Rear Garden
- Double Glazed Windows
- Plenty of Parking
- Deposit £2884
- EPC B
- Available on an Assured Periodic Tenancy from 1st May

BEDROOM 1

En-Suite

BEDROOM 2

BEDROOM 3

BATHROOM

OPEN PLAN LIVING ROOM/KITCHEN

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.

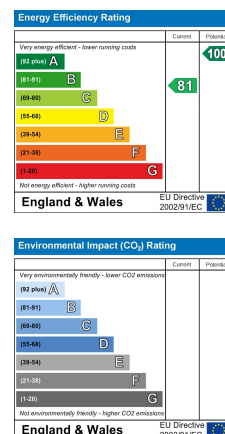
DIRECTIONS

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RICS

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