

# Philip Martin

LETTINGS LIMITED



PROBUS  
£1,300 PCM

# 17 CARNE VIEW ROAD, PROBUS, TRURO, CORNWALL, TR2 4HZ

A very well presented semi detached house situated on a popular residential development. Entrance porch, lounge, kitchen/dining room, ground floor double bedroom, ground floor shower room, two upstairs double bedrooms and upstairs bathroom. Garage, parking, enclosed garden and gas fired central heating. Pets Considered.

- Gas Fired Central Heating
- Pets Considered
- Available Immediately
- Council Tax Band C
- Front and Rear Gardens

- Double Glazed Windows
- Parking and Garage
- Deposit £1500
- EPC D
- Initial Fixed Term of 6 Months

## PORCH

## LOUNGE

## KITCHEN/DINING ROOM

## SHOWER ROOM

## 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

From the A390 at Trewithen Roundabout take the road into Probus and turn left into Carne View Road where the property will be found on the left hand side about halfway down.

## CONTACT US

6 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 272716

lettings@philip-martin.co.uk

