

# *Philip Martin*

LETTINGS LIMITED



LADOCK  
£1,800 PCM

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

## NANKILLY NORTH BARN NANKILLY FARM, LADOCK, TRURO, CORNWALL, TR2

A large detached converted barn situated in a wonderful rural location with easy access to Truro, St Austell and the A30. Kitchen/breakfast room with appliances, lounge/dining room, utility room, inner hallway, 3 bedrooms (one en-suite) and family bathroom. Good sized private patio and two parking spaces. Oil fired central heating and double glazed windows. 1 Pet considered.

- Oil Fired Central Heating
- 1 Pet considered
- Available End of April
- Council Tax Band F
- Private Patio
- Double Glazed Windows
- Parking for 2 Cars
- Deposit £2076
- EPC D
- Wonderful Rural Location

### KITCHEN/BREAKFAST ROOM

### LOUNGE/DINING ROOM

### UTILITY ROOM

### INNER HALLWAY

### BEDROOM 1

### EN-SUITE

### BEDROOM 2

### BEDROOM 3

### FAMILY 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 Ladock towards Brighton Cross turn left signposted to Nankilly and then left at the T Junction. The entrance to the property will be found after a short distance on the right hand side.

#### CONTACT US

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