

# *Philip Martin*

LETTINGS LIMITED



PARK PLACE, GRAMPOUND ROAD

£1,100 PCM

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

## 3 PARK PLACE, GRAMPOUND ROAD, TRURO, CORNWALL, TR2 4EG

A mid terraced house situated in a popular village location and briefly the accommodation comprises; hallway, lounge/dining room, kitchen, cloakroom, 3 bedrooms and bathroom. Outside there is a front garden and storage shed at the rear. Pets Considered.

- Gas Central Heating
- Pets Considered
- Available End Of July
- Council Tax Band B
- Front Garden and Storage Shed
- Double Glazed Windows
- On Street Parking
- Deposit £1296
- EPC D
- Available on an Assured Periodic Tenancy

HALLWAY

LOUNGE/DINING ROOM

KITCHEN

CLOAKROOM

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

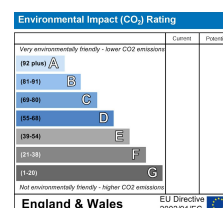
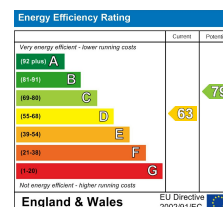
From the A390 Truro to St Austell Road take the minor road into Grampound Road and cross over the railway bridge. The property is easily located on the left hand side just after the Ventonlace Estate which is on the right.

#### CONTACT US

6 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 272716

lettings@philip-martin.co.uk



RICS

rightmove

onTheMarket.com