

# *Philip Martin*

LETTINGS LIMITED



NEWBRIDGE LANE, TRURO

£1,100 PCM

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

## 24 NEWBRIDGE LANE, TRURO, CORNWALL, TR1 3JS

A surprisingly spacious, two double bedroom coach house style apartment with garage and garden, located a short distance from the Royal Cornwall Hospital. The property consists of: central front door and staircase to landing, large triple aspect lounge/ dining room, modern fitted kitchen including appliances, bathroom with shower over the bath, two double bedrooms, garage and low maintenance garden. Double glazing and gas central heating. No Pets.

- Gas Fired Central Heating
- No Pets
- Available August
- Council Tax Band B
- Low Maintenance Garden
- Double Glazed Windows
- Garage and Parking
- Deposit £1269
- EPC B
- Initial Fixed Term of 6 Months

### LOUNGE/DINING ROOM

### KITCHEN

### BEDROOM 1

### BEDROOM 2

### 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

Proceed out of Truro on the A390 turn left at the Spar stores into Newbridge Lane and then right towards the tennis courts. At the hill on turn right into Newbridge Lane and follow the road around where the property will be found on the left hand side.

#### CONTACT US

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