

# *Philip Martin*

LETTINGS LIMITED



GRAMPOUND ROAD, TRURO

£995 PCM

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

## HEWAS OLD CARHOUSE GREAT HEWAS FARM, GRAMPOUND ROAD, TRURO,

A detached single storey barn conversion situated in a wonderful rural location on a working farm and briefly the accommodation comprises open plan living room/kitchen, 2 bedrooms (one ensuite) and family bathroom. Outside there is a front garden and plenty of parking. Oil fired central heating. Electric and water billed by Landlord. No Pets.

Unfortunately due to the property being situated next to a working farm, this property is not suitable for children.

- Oil Fired Central Heating
- No Pets
- Available Mid September
- Council Tax Band B
- Electric and Water Billed by Landlord
- Double Glazing
- Front Gardens and Plenty of Parking
- Deposit £1148
- EPC D
- Initial Fixed Term of 6 Months

### OPEN PLAN LIVING ROOM/KITCHEN

### BEDROOM 1

En-Suite

### 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 through Grampound Road towards Fraddon and the turning for Great Hewas will be found on the left hand side.

#### CONTACT US

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