

# *Philip Martin*

LETTINGS LIMITED



LONDON APPRENTICE  
£2,500 PCM

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



## TREVETH BARN LONDON APPRENTICE, ST. AUSTELL, PL26 7AT

A beautifully presented reverse-level barn conversion, tucked away at the foot of a picturesque location within the sought-after Pentewan Valley. The property has been extensively improved and enjoys landscaped, enclosed gardens with an exceptional decked terrace capturing far-reaching views. Well-planned accommodation includes four bedrooms (one en suite with dressing room) and a superb first-floor open-plan kitchen/living space with vaulted ceilings. Further benefits include new double glazing, electric Iroko gates, a bespoke oak front door, summer house/studio, car port and additional outbuildings. Pets Considered and Gardener included within the rent.

- Oil Fired Central Heating
- Pets Considered
- Available Start of April
- Council Tax C
- Beautiful Gardens
- Double Glazed Windows
- Plenty of Parking and Carport
- Deposit £2884
- EPC E
- Initial Fixed Term of 12 Months

### HALLWAY

### BEDROOM 1

En-Suite

### BEDROOM 2

### BEDROOM 3

### BEDROOM 4/STUDY

### BATHROOM

### OPEN PLAN LIVING ROOM/KITCHEN

### CARPORT

### WORKSHOP

### STUDIO

### 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

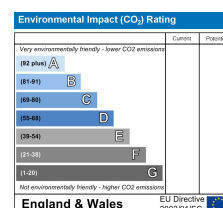
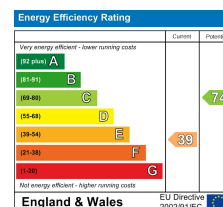
From Truro, take the A390 east towards St Austell. Once you reach St Austell, continue on the A390 and then take the A391 towards Mevagissey. After a short distance, turn left onto the B3273, which will take you straight into London Apprentice. Treveth Barn is just a short way from the village on the road out of London Apprentice towards Polgooth, on your right.

#### CONTACT US

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