

# *Philip Martin*

LETTINGS LIMITED



VERYAN  
£950 PCM

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

## POND COTTAGE VERYAN, TRURO, CORNWALL, TR2 5PP

A semi detached single storey property situated in a wonderful rural location on the Roseland Peninsula. Hall, lounge/dining room, kitchen, bedroom and shower room. Double glazing, oil fired Aga for heating, water and cooking and plenty of parking. Landlord bills for electric, water and sewerage. Small amount of furniture included. Not suitable for children and no pets.

- Oil Fired Aga for Heating
- No Pets
- Available August
- Council Tax Band A
- Limited Outside Space
- Double Glazed Windows
- Plenty of Parking
- Deposit £1096
- EPC E
- Initial Fixed Term of 6 Months

### LOUNGE/DINING ROOM

### KITCHEN

### BEDROOM

### SHOWER ROOM

### 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

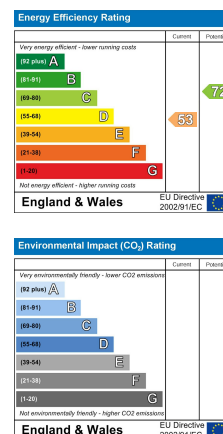
Proceeding from Tregony towards Veryan turn right into Crohans Farm where the property will be found.

#### CONTACT US

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