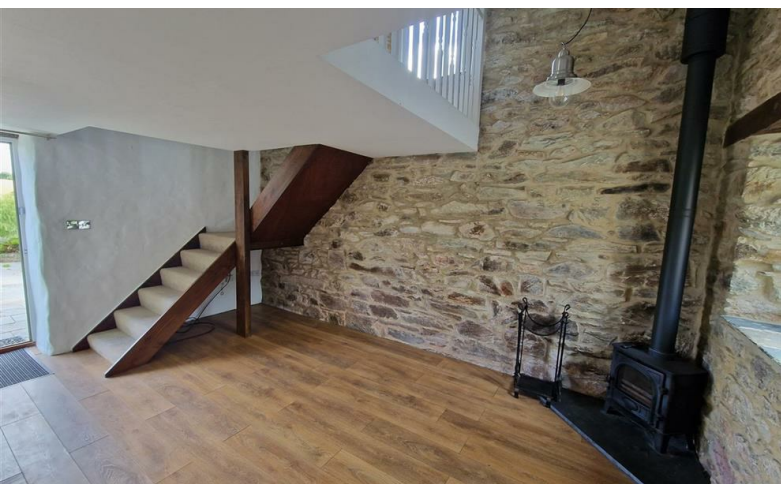


# *Philip Martin*

LETTINGS LIMITED



TREGAVETHAN, TRURO

£1,050 PCM

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



## THE DAIRY CAUSILGEY MANOR, TREGAVETHAN, TRURO, TR4 9EP

A well presented and spacious converted barn situated in a wonderful rural location with easy access to Truro and the A30. Open plan kitchen and living room with wood burner, mezzanine bedroom and shower room. Outside there is a front garden with timber deck and lawned area. In addition there is a useful storage shed, log store and allocated parking space. Water and Sewerage included within the rent, washing machine in adjacent utility area. Pets considered.

- Electric Heating and Woodburner
- Pets Considered
- Available 1st September
- Council Tax Band A
- Lawned Garden with Decked Area
- Double Glazed Windows
- 1 Allocated Parking Space
- Deposit £1211
- EPC C
- Initial Fixed Term of 12 Months

### OPEN PLAN LIVING ROOM/KITCHEN

### SHOWER ROOM

### MEZZANINE BEDROOM

### 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 B3284 turn take the minor road towards Tregavethan and then turn right towards Causilley Manor following the signs. Once in the final section of the lane turn left where signposted Causilley Barns.

#### CONTACT US

6 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 272716

lettings@philip-martin.co.uk

