

# *Philip Martin*

LETTINGS LIMITED



COOMBE, ST. AUSTELL  
£2,350 PCM

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

## BRANNEL FARM COOMBE, ST. AUSTELL, PL26 7LG

A large detached former farmhouse situated in a wonderful rural location and briefly the accommodation comprises; hallway, sitting room with woodburner, breakfast room, kitchen, utility, dining room, study, 5 bedrooms and 2 bathrooms. Outside there are good sized gardens, plenty of parking and a useful 2 storey outhouse. Pets Considered.

- Oil Fired Central Heating
- Pets Considered
- Available Immediately
- Council Tax Band E
- Good Sized Gardens
- Double Glazed Windows
- Plenty of Parking
- Deposit £2711
- EPC E
- Initial Fixed Term of 6 Months

LOUNGE

DINING ROOM

KITCHEN

UTILITY

BREAKFAST ROOM

BOOT ROOM

CLOAKROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

BEDROOM 5/DRESSING ROOM

BATHROOM 1

BATHROOM 2

### 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 A390 take the minor road into Coombe and turn right over the railway line where the property will be found after a short distance on the right hand side.

#### CONTACT US

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