

# *Philip Martin*

LETTINGS LIMITED



FAIRFIELDS, PROBUS

£1,250 PCM

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

## 44 FAIRFIELDS, PROBUS, TRURO, CORNWALL, TR2 4FG

A very well presented modern terraced house situated on a popular residential development close to the village centre and enjoying beautiful views over the surrounding countryside. Hallway, kitchen/dining room, lounge, cloakroom, 3 bedrooms (master en-suite) and family bathroom. Private parking space, enclosed rear garden, gas central heating and double glazed windows. Pets considered.

- Gas Central Heating
- Pets Considered
- Available Mid September
- Council Tax Band C
- Enclosed Rear Garden
- Double Glazed Windows
- One Private Parking Space
- Deposit £1442
- EPC B
- Initial Fixed Term of 6 Months

HALLWAY

KITCHEN/DINING ROOM

LOUNGE

CLOAKROOM

BEDROOM 1

En-suite

BEDROOM 2

BEDROOM 3

FAMILY 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

From the Trewithen roundabout on the A390 take the road into Probus and continue over the roundabout before turning right into Fairfields where the property will be found on the right hand side fronting the green.

#### CONTACT US

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