

# *Philip Martin*

LETTINGS LIMITED



RURAL PROBUS

£2,300 PCM

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

## HIGHER TRESTRAYLE PROBUS, TRURO, CORNWALL, TR2 4HJ

A large detached farmhouse situated in a wonderful rural location and briefly the accommodation comprises; porch, shower room, kitchen, study, lounge, dining room, 4 bedroom and 2 bathrooms. Outside there are good sized gardens, plenty of parking and 2 outhouses. Pets Considered and please note that the property is adjacent to a working dairy farm.

- Electric Heating
- Pets Considered
- Available Immediately
- Council Tax Band E
- Large Gardens
- Double Glazed Windows
- Plenty of Parking
- Deposit £2653
- EPC E
- Initial Fixed Term of 6 Months

PORCH

BATHROOM 2

SHOWER ROOM

KITCHEN

STUDY

LOUNGE

DINING ROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM 1

### 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 at Probus take the A3078 towards Tregony and take the second turning on the left. Turn left and the entrance to the property is the second lane on the right hand side.

#### CONTACT US

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