

# Philip Martin

LETTINGS LIMITED



TREWORGIA, TRURO  
£1,300 PCM

# CALICO COTTAGE, 8 CORONATION TERRACE TREWORGAN, RUAN HIGH LANES,

A semi detached house situated in a wonderful semi rural location on the Roseland Peninsula and briefly the accommodation comprises; porch, hallway, study/bedroom 4, lounge, dining room, kitchen, utility, shower room, rear porch, 3 bedrooms and bathroom. Outside there is plenty of parking and good sized gardens with a large decked area. Additional Charge for Sewerage. Pets Considered.

## • Oil Fired Central Heating

## • Pets Considered

## • Available April

## • Council Tax Band C

## • Mature Gardens and Large Decked Area

## • Double Glazed Windows

## • Large Parking Area

## • Deposit £1500

## • EPC D

## • Semi Rural Location

### HALLWAY

### STUDY/BEDROOM 4

### LOUNGE

### DINING ROOM

### KITCHEN

### UTILITY

### SHOWER ROOM

### REAR PORCH

### BEDROOM 1

### BEDROOM 2

### BEDROOM 3

### 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 A3078 take the turning towards Phileigh and Treworga. After a short distance turn right towards Treworga and then left in to the access lane for the Coronation Terrace.

### CONTACT US

6 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 272716

lettings@philip-martin.co.uk

