

# *Philip Martin*

LETTINGS LIMITED



TREGONGEEVES FARM, TREGONGEEVES LANE, ST.  
£1,150 PCM

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

## DONKEY MILL TREGONGEEVES FARM, TREGONGEEVES LANE, ST. AUSTELL, PL26

A well presented converted barn forming part of a complex of seven units and situated in a convenient location on the edge of St Austell in a wonderful rural setting. Open plan living room/kitchen, 3 bedrooms (1 en-suite) and shower room. Courtyard garden and communal parking area. Gas fired central heating and double glazed windows. LL bills for gas and electric via meterpay - water, sewerage and wifi included. No Pets.

- Gas Fired Central Heating
- No Pets
- Available Immediately
- Council Tax TBC
- Courtyard Garden
- Double Glazed Windows
- Communal Parking
- Deposit £1326
- EPC C
- Initial Fixed Term of 6 Months

### OPEN PLAN LIVING ROOM/KITCHEN

### BEDROOM 1

En-Suite

### BEDROOM 2

### BEDROOM 3

### SHOWER ROOM

### 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

When entering St Austell from the Truro side turn right into Tregongeeves Lane and the Farm will be found after a short distance on the right hand side.

#### CONTACT US

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