

# Philip Martin

LETTINGS LIMITED



WHEAL SPERRIES WAY, TRURO  
£1,700 PCM

# 15 WHEAL SPERRIES WAY, TRURO, CORNWALL, TR1 3FE

A semi detached house situated in a sought after residential location with easy access to Truro, the hospital, college and A30. Briefly the accommodation comprises; hallway, kitchen, dining room, cloakroom, lounge, 4 bedrooms (master en-suite) and family bathroom. Outside there are gardens to the front and rear, garage and parking. Pets Considered.

- Gas Fired Central Heating
- Pets Considered
- Available April
- Council Tax Band D
- Front and Rear Gardens
- Double Glazed Windows
- Garage and Parking
- Deposit £1961
- EPC B
- Initial Fixed Term of 6 Months

## HALLWAY

## KITCHEN

## DINING ROOM

## CLOAKROOM

## LOUNGE

## BEDROOM 1

En-suite

## BEDROOM 2

## BEDROOM 3

## BEDROOM 4

## 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

Proceed out of Truro on the A390 turn left at the Spar stores into Newbridge Lane and then right towards the tennis courts. Wheal Sperries will be found at the bottom of the hill on the right hand side.

## CONTACT US

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