

# *Philip Martin*

LETTINGS LIMITED



SCHOOL ROAD, NEWQUAY

£1,200 PCM

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

## 2 PARK COTTAGES SCHOOL ROAD, SUMMERCOURT, NEWQUAY, CORNWALL,

A detached house situated in a popular village location with easy access to the A30. Porch, large open plan lounge/dining room with woodburner, kitchen, utility, shower room, 2 bedrooms and bathroom. Enclosed patio garden, detached timber garage and parking. Pets considered.

- Electric Heating and Woodburner
- Pets Considered
- Deposit £1384
- Council Tax Band D
- Enclosed Patio Garden
- Double Glazed Windows
- Garage and Parking
- Available Mid March
- EPC E
- Initial Fixed Term of 6 Months

PORCH

LOUNGE/DINING ROOM

KITCHEN

UTILITY

SHOWER ROOM

BEDROOM 1

BEDROOM 2

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

Take the drive to the left hand side of The London Inn and the property is the second on the right hand side.

#### CONTACT US

6 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 272716

lettings@philip-martin.co.uk

