

# *Philip Martin*

LETTINGS LIMITED



GRAMPOUND ROAD  
£975 PCM

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

### 3 BELMONT TERRACE FORE STREET, GRAMPOUND ROAD, TRURO, CORNWALL,

A mid-terraced cottage situated in a popular village location and briefly the accommodation comprises; porch, lounge, dining room, kitchen, 2 bedrooms, shower room and attic room. In addition the property has gas fired central heating, double glazed windows and gardens to the front and rear. Pets Considered.

- Gas Fired Central Heating
- Pets Considered
- Available Immediately
- Council Tax Band A
- Front and Rear Gardens
- Double Glazed Windows
- Street Parking
- Deposit £1125
- EPC D
- Initial Fixed Term of 6 Months

PORCH

LOUNGE

DINING ROOM

KITCHEN

SHOWER ROOM

BEDROOM 1

BEDROOM 2

ATTIC 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

From the A390 Truro to St Austell Road take the minor road into Grampound Road and cross over the railway bridge. The property is easily located on the left hand side just after the sharp right hand bend.

#### CONTACT US

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