

# Philip Martin

LETTINGS LIMITED



LODGE, TRESILLIAN

£1,150 PCM

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

## WEST LODGE TRESILLIAN, TRURO, CORNWALL, TR2 4AX

A delightful Grade II listed Gatekeepers lodge for the Tregothnan Estate and within easy reach of Truro. The western side is available and offers a lounge, kitchen, cloakroom, 3 bedrooms and shower room. Riverside garden, garage and parking as well as gas fired central heating. Note there is no access to the Tregothnan private drive or Estate. Pets considered.

- Gas Fired Central Heating
- Pets Considered
- Available Immediately
- Council Tax Band B
- Good Sized Garden
- Single Glazed Windows
- Garage and Parking
- Deposit £1320
- EPC D
- Initial Fixed Term of 12 Months

LOBBY

CLOAKROOM

KITCHEN

LOUNGE

BEDROOM 1

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

Entering Tresillian from the Truro direction continue through the village. Turn right immediately after the bridge into the entrance drive for the property.

#### CONTACT US

6 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 272716

lettings@philip-martin.co.uk

