

# *Philip Martin*

LETTINGS LIMITED



TREVEMPER, NEWQUAY

£1,700 PER MONTH

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

# ROSEMOUNT COTTAGE ROSEMOUNT COTTAGE, TREVEMPER, NEWQUAY,

A well-presented detached cottage set in a peaceful rural location, close to the Gannel Estuary and within easy reach of Fistral and Crantock beaches. The accommodation briefly comprises; lounge, dining room, kitchen, utility room, three bedrooms and a family bathroom. Outside, the property benefits from a generous garden, ample parking, and a traditional stone barn. An additional paddock of approximately 0.3 acres is also available by separate negotiation. Pets Considered.

- Oil Fired Central Heating
  - Pets Considered
  - Available Immediately
  - Council Tax D
  - Generous Garden, Stone Outhouse & Paddock Available
- Single Glazed Windows
  - Plenty Of Parking
  - Deposit £1961
  - EPC E
  - Available on an Assured Periodic Tenancy

## KITCHEN

## UTILITY

## LOUNGE

## DINING ROOM

## BREAKFAST ROOM

## BEDROOM 1

## BEDROOM 2

## BEDROOM 3

## 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

CONTACT US

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