

# Philip Martin

LETTINGS LIMITED



SWALLOWS COURT, LADOCK  
£695 PCM

# THE OLD COACH HOUSE SWALLOWS COURT, LADOCK, TRURO, CORNWALL, TR2

A well presented character property situated in a wonderful rural location part way between Probus and Ladock. Open plan living room/kitchen with oil fired Rayburn cooker (note only means of cooking), bedroom and shower room. Outside there is parking in front of the property. Water and wifi included within the rent and landlord bills monthly for electricity. Ideal for a single person and no pets or children.

- Oil Fired Rayburn for Cooking and Heating
- No Pets or Children
- Available Immediately
- Council Tax Band A
- No Outside Space
- Double Glazed Windows
- Parking Space
- Deposit £801
- EPC B
- Wonderful Rural Location

## OPEN PLAN LIVING ROOM/KITCHEN

## BEDROOM

## 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

From the centre of Ladock turn up the hill signposted Ladock Church and School and then take the right hand turn towards Probus. The property will be found after about half a mile on the left hand side.

## CONTACT US

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