Philip Martin

LETTINGS LIMITED







Swallows Court, Ladock

£1,000 PCM

Heather Cottage, Swallows Court Ladock, Truro, Cornwall, TR2

A stunning barn conversion in a rural setting, close to Ladock and Probus and within easy commuting distance of Truro. The accommodation comprises; entrance hall, utility, shower room, large open plan kitchen/living room with Aga and large bedroom. Courtyard garden and 2 parking spaces. Biomass heating, water and Wifi at an additional £100pcm. Landlord bills for electric. Tenants to pay own Council Tax and Oil for Aga. Pets Considered

- Oil and Biomass Heating
- Pets Considered
- Available Mid November
- Council Tax Band A
- Courtyard Garden
- Single Glazed Windows
- 2 Parking Spaces
- Deposit £1153
- EPC E
- Available on an Assured Periodic Tenancy

GENERAL COMMENTS

Heather Cottage is a charming single storey barn conversion which is situated in a delightful rural location between Ladock and Probus and therefore convenient for both Truro and St Austell as well as the A30. This spacious one bedroom property is beautifully presented and finished to a high standard throughout. There is a pretty courtyard garden and parking for 2 cars. High quality residential letting properties such as this are seldom available in such convenient yet rural positions. Contact us to arrange a viewing.

LOCATION

The hamlet of Treworyan is actually part of Probus parish even though it is virtually on the outskirts of Ladock village. This is a popular community with facilities including a pub, post office, church and primary school. There are more extensive facilities and shops in Probus whilst the city of Truro with its historic cathedral and major shopping centre is just eight miles away. Ladock lies almost equadistant of both north and south Cornish coasts and is only four miles from the main A30, the arterial route providing access throughout the entire county.

Hallway

Open Plan Kitchen/Living Room

A stunning living space with vaulted ceiling and an Aga.

Utility

Bedroom

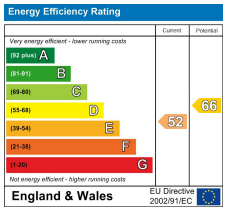
Shower Room

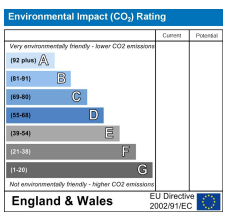
Credit References and Deposit

Prospective tenants will be required to complete an application form and if successful will have to pay a holding deposit equivalent to one 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 five 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

6 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 272716

lettings@philip-martin.co.uk

RICS rightmove OnTheMarket.com