

# *Philip Martin*

LETTINGS LIMITED



GWENNAP, REDRUTH  
£1,650 PER MONTH

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



## GOVORROW FARM GWENNAP, REDRUTH, CORNWALL, TR16 6BW

A lovely old detached farmhouse situated in a wonderful rural location enjoying views over the surrounding countryside and briefly the accommodation comprises; hallway, lounge, dining room, farmhouse kitchen/breakfast room, utility, cloakroom, 4 bedrooms and bathroom. Outside there is plenty of parking, garage, outhouse and good sized gardens. Pets Considered.

- Oil Fired Central Heating
- Pets Considered
- Available Immediately
- Council Tax Band C
- Large Gardens
- Partial Double Glazing
- Garage and Parking
- Deposit £1903
- EPC E
- Initial Fixed Term of 6 Months

LOUNGE

DINING ROOM

KITCHEN/BREAKFAST ROOM

UTILITY

CLOAKROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

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

From the A393 Ponsanooth to Lanner Road turn after Burncoose and then take the right hand fork where the entrance to the property will be found on the right hand side.

#### CONTACT US

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