

# *Philip Martin*

LETTINGS LIMITED



THREEMILESTONE, TRURO

£1,800 PCM

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

## 2 HENLEY COURT, THREEMILESTONE, TRURO, TR4 9AN

A semi detached house situated in a wonderful semi rural location on the edge of Truro and briefly the accommodation comprises; porch, utility, cloakroom, kitchen, lounge/dining room, 4 bedrooms (1 en-suite) and family bathroom. Outside there is a large patio and plenty of parking. Pets Considered.

- Air Source Heating
- Pets Considered
- Available Immediately
- Council Tax Band C
- Large Patio Garden
- Double Glazed Windows
- Parking Space
- Deposit £2076
- EPC E
- Available on an Assured Periodic Tenancy

LOUNGE

DINING ROOM

KITCHEN

UTILITY

CLOAKROOM

BEDROOM 1

En-Suite

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 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 new Langarth roundabout take the road into Langarth Village and then turn left towards Langarth where the property will be found at the bottom of the hill on the right hand side.

#### CONTACT US

6 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 272716

lettings@philip-martin.co.uk

