

# *Philip Martin*

LETTINGS LIMITED



THE FORGE, CARNON DOWNS

£1,100 PCM

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

## 33 THE FORGE, CARNON DOWNS, TRURO, CORNWALL, TR3 6JP

A well presented detached modern house situated in a convenient and popular village location part way between Truro and Falmouth. Internally the accommodation comprises; hallway, cloakroom, lounge/dining room, kitchen, conservatory, utility room, integral garage, 4 good-sized bedrooms (master en-suite) and family bathroom. Gardens to front and rear and plenty of parking. Gas central heating and double glazed windows. Pets Considered.

- Gas Fired Central Heating
- Pets Considered
- Available Immediately
- Council Tax Band E
- Low Maintenance Garden
- Double Glazed Windows
- Garage and Parking
- Deposit £1269
- EPC C
- Popular Village Location

HALLWAY

CLOAKROOM

LOUNGE/DINING ROOM

CONSERVATORY

KITCHEN

UTILITY

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 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 A39 roundabout take the road into the village and the entrance to The Forge is on the right hand side. Number 33 is at the very bottom of the Estate.

#### CONTACT US

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