

# *Philip Martin*

LETTINGS LIMITED



LADOCK,  
£950 PCM

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

## ROSEHILL COTTAGE LADOCK, TRURO, TR2 4PQ

A well presented detached cottage style house situated in the popular village of Ladock and within easy reach of Truro and St Austell. Hallway, lounge, kitchen/dining room, cloakroom, 3 bedrooms (1 en-suite) and bathroom. Mature gardens, garage and off road parking. Oil fired central heating and double glazed windows. No pets.

- Oil Fired Central Heating
- No Pets
- Available Immediately
- Council Tax Band D
- Gardens and Graveled Yard
- Double Glazed Windows
- Garage and Parking
- Deposit £1096
- EPC D
- Popular Village Location

### HALLWAY

### LOUNGE

### KITCHEN/DINING ROOM

### CLOAKROOM

### BEDROOM 1

En-Suite and walk in wardrobe

### BEDROOM 2

### BEDROOM 3

### 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

When entering the village from the Probus/Tresillian direction turn left opposite the pub and go over the bridge and then turn left again where the property will be found after a short distance on the right hand side.

#### CONTACT US

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