

11 Porthmellon Gardens

Callington, Cornwall, PL17 7QL



£ 425.00 pcm

- Unfurnished 2 bedroom Flat
- Second Floor accommodation
 - Open plan lounge/Kitchen
 - EE Rating - C
- Housing Benefit Considered
- New carpets & recently decorated



Please contact us to view this property on 01579 384443 or email: callingtonlettings@kivells.com

Entrance Door and stairs to second floor.

Entrance Hall - Carpet.

Inner Hallway - Carpet, Night Storage Heater. Leading to:

Lounge - 4.27m x 3.34m Double glazed window, carpet. Night Storage Heater, side lights and pendant light. TV & telephone point. Archway to

Kitchen - 2.64m x 2.19m. Vinyl flooring. Fitted wall and floor units with stainless steel sink unit. Space for separate fridge and freezer. Space for washing machine. Extractor hood.

Cupboard housing immersion heated hot water cylinder.

Bathroom - 1.99m x 1.67m. Vinyl flooring, bath with shower rail and electric shower over, pedestal hand basin and WC. Extractor fan.

Bedroom 1 - 3.35m x 2.60m. Double glazed window, carpet, electric panel radiator.

Bedroom 2 - 2.71m x 2.30m - Double glazed window, carpet, electric panel radiator.

Outside
Communal parking.

Services: main electric, water and drainage
Council taxband: A

From Kivells Office turn left and left at traffic lights into Launceston Road. Take a right-hand turning into Coronation Road, then turn left into Lamorna Drive. Follow this road and then turn right into Porthmellion Gardens. The flat will be found on the left-hand side just after Rosemullion Gardens.

Property Reference: C1567

Agency Fees

Prospective Tenants - Pre Acceptance Referencing Fees
£95 plus VAT - Per Person
£100 plus VAT - Per Person if you receive Housing Benefit
£50 plus VAT for each Guarantor

One months rent in advance
Deposit
Pet Deposit (if applicable)
Administration Fee £100.00 plus VAT
Pet Admin Fee (if applicable)



VIEWINGS: Please ring 01579 384443 to view this property and check availability before incurring travel time/costs. **FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE** www.kivells.com.

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