

# *Philip Martin*

LETTINGS LIMITED



SCHOLAR ROAD, TRURO

£925 PCM

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

## 33 SCHOLAR ROAD, TRURO, TR1 3GJ

A modern end of terrace house situated in a convenient location with easy access to the hospital, college, schools, City centre and A30. Hallway, lounge, kitchen/dining room, cloakroom, 3 bedrooms (master en-suite), and family bathroom. Gardens to front and rear, 2 parking spaces, gas fired central heating and double glazed windows. Pets Considered.

- Gas Central Heating
- Pets Considered
- Available Now
- Council Tax Band C
- Gardens to the front and rear
- Double Glazed Windows
- 2 Parking Spaces
- Deposit £1067
- EPC B
- Truro, Near Treiske

HALLWAY

LOUNGE

KITCHEN/DINING ROOM

CLOAKROOM

BEDROOM 1

En-suite

BEDROOM 2

BEDROOM 3

FAMILY 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 A390 at Highertown turn left into Navigator way and then take the second left into Scholar Road where the property will be found on the right hand side.

#### CONTACT US

6 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 272716

lettings@philip-martin.co.uk

