Philip Martin

LETTINGS LIMITED







Ruan High Lanes, Truro £2,200 pcm

www.philip-martin.co.uk

Penhalou, Lower Penhallow Farm Ruan High Lanes, Truro,

A large detached house constructed in 2018 to a very high standard in a style reminiscent of a traditional Cornish farm building. Hallway, lounge, cloakroom, open plan kitchen/dining room with woodburner, utility, landing, 3 bedrooms (master en-suite) and family bathroom. 2 allocated parking spaces, slate patio and further lawned garden. Rent includes water, sewerage, gardening and high speed fibre broadband LPG billed monthly by landlord. Pets considered.

- LPG Underfloor Heating
- Pets Considered
- Available Immediately
- Council Tax Band F
- Large Slate Patio and Lawned Garden
- Double Glazed Windows
- 2 Parking Spaces
- Deposit £2538
- EPC C
- Wonderful Rural Location

HALLWAY

CLOAKROOM

Lounge

Open Plan Kitchen/dining room

UTILITY

Landing

BEDROOM 1

En-suite

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

From the A3078 at Treworlas take the minor road towards Treworthal and after about half a mile the entrance to Lower Penhallow Farm will be found on the right hand side. Follow the lane and the property is the first on the left hand side.

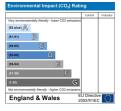
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