

# Philip Martin

LETTINGS LIMITED



VERYAN  
£695 PCM

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



# HAWTHORN COTTAGE VERYAN, TRURO, TR2 5QA

A detached character cottage situated in the heart of the village in a sought after location within the Roseland Peninsula. Hall, lounge, dining room, kitchen, bathroom, 2 bedrooms and study. Garden to front, useful outhouse and off road parking. Night storage heating and lovely views over the village and surrounding countryside. No Pets or Children.

- Night Storage Heating
- No Pets or Children
- Available Immediately
- Council Tax Band D
- Front Garden and Storage Shed
- Partial Double Glazing
- Off Road Parking
- Deposit £801
- EPC E
- Central Village Location

HALLWAY

LOUNGE

DINING ROOM

KITCHEN

BATHROOM

BEDROOM 1

BEDROOM 2

STUDY

## 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

Entering the village from the Veryan Green side continue past the pub and turn left in to the narrow lane known as Elerkey Lane and the driveway to the property is the next right.

### CONTACT US

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