

# *Philip Martin*

LETTINGS LIMITED



BOSILLION LANE, GRAMPOUND  
£975 PCM

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

# ROSE COTTAGE BOSILLION LANE, GRAMPOUND, TRURO, CORNWALL, TR2 4QY

A detached character cottage situated in a quiet location on the edge of the village and adjoining open farmland. Hallway, lounge, utility, kitchen, dining room, landing, 3 bedrooms and bathroom. Gardens to front and rear, off road parking and a range of outhouses. Pets considered.

- Night Storage Heating
- Pets Considered
- Available Immediately
- Council Tax Band C
- Good Size Walled Gardens to Front and Rear
- Single Glazed Windows
- Off Road Parking
- Deposit £1125
- EPC E
- Edge of Village Location

HALLWAY

LOUNGE

UTILITY

KITCHEN

DINING ROOM

LANDING

BEDROOM 1

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

Proceeding from Truro towards St Austell pass through Grampound and at the top of the hill turn right into Bosillion Lane where the property will be found after a short distance on the right hand side.

### CONTACT US

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