Laskowski &Co
Lettings



6 The Hammer Mill Perran Foundry, Perranarworthal, Truro, TR3 7JR

£1,600 Per Month

Discover this beautifully presented, modern three-bedroom, three-storey property in the charming Cornish village of Perranarworthal, ideally suited to those looking to enjoy a blend of contemporary comfort and traditional character.

The property offers a welcoming and spacious interior, with attractive design features and a warm, inviting atmosphere throughout. The living room is a particular highlight, featuring exposed stone walls, characterful timber beams and stylish blue sofas, creating a wonderful space to relax, unwind and spend time with family or friends.

To the ground floor there is the open plan living room/diner/kitchen with built in appliances, underfloor heating, and the added benefit of a separate WC. To the first floor there is the large second separate lounge with access to the balcony, a large double bedroom and the three piece family bathroom. Finally to the second floor there are two very large double bedrooms with built in storage and a three piece shower room.

Offered on a furnished or unfurnished basis for a long term let this property has the added benefit of gas central heating, 2 allocated parking spaces and being within good travel distance of both the city of Truro and seaside town of Falmouth.

Council tax band E. EPC band B. Mains gas, electric and water service the property, and utility bill payments including the council tax and internet are payable by the tenants to the suppliers direct. Holding deposit of one weeks rent. Security deposit of five weeks rent.

Broadband checker: ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

Key Features

- Three bedroom, three storey house
- Modern kitchen with built in appliances
- Two bathrooms and separate WC
- Centrally located for Truro and Falmouth
- EPC band B
- Two recepton rooms
- Exclusive set back development
- Two allocated parking spaces
- Gas central heating
- Council tax band E








































Sandy
&
Salty










HAPPY
WHEN SKIES ARE GREY
YOU'LL NEVER KNOW
DEAR HOW MUCH
I LOVE YOU

Floor Plan



TOTAL FLOOR AREA : 163.2 sq.m. (1757 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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