



4 Yachtside Court New Quay Lane, Harbour Area, Brixham, TQ5 8AJ  
Flat - Second Floor  
£850 Per Calendar Month

**boyce**brixham  
email [lettings@ljboyce.co.uk](mailto:lettings@ljboyce.co.uk) call 01803 856112



A well presented modern two bedroom second floor apartment, located centrally within the historic fishing town of Brixham. The property comprises of two bedrooms, good size lounge/diner, modern fitted kitchen with integrated dishwasher, microwave, electric oven & hob, modern spacious shower room. Close to hand are a terrific choice of restaurants, cafes, pubs and local shops. Unfortunately, the property does not have any parking or outside space.

In order to qualify for a tenancy, the total annual income between tenants is a minimum of 30 times the monthly rent. A holding deposit of one week's rent secures the property whilst we process referencing. This is used towards your first months rent when tenancy starts. Should you fail referencing or break the contract, payment is withheld. The deposit for the tenancy is 5 weeks rent. The rent and deposit must be cleared in our account before the tenancy starts.



- Brixham Harbour Location
- Good Size Lounge/Dining Room
- Electric Heating
- Holding Deposit £196.00

- Modern 2nd Floor Flat with 2 Bedrooms
- Modern Kitchen with Built In Appliances
- Council Tax Band B
- Deposit £980.00



Council Tax Band: B



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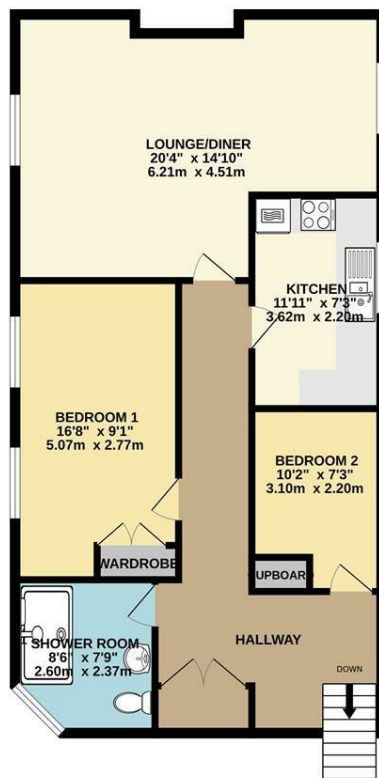




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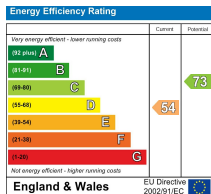
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SECOND FLOOR



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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Current EPC Rating: E



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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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