



Brier Lodge Victoria Road, Brixham, TQ5 9AR  
House - Detached  
£1,400 Per Calendar Month

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



Located in one of Brixham's most highly sought after residential roads, adjacent to Berry Head Country Park, is Brier Lodge. A detached dwelling with a interesting split level design giving the lounge, kitchen diner, and balcony, sea views across Torbay and out to sea.

Nearby Shoalstone seawater pool can be found at the base of Victoria Road only a 5 minute walk away, with walks back into the marina and harbour where you can find the town centre in the opposite direction.

The open plan living area is on the upper floor to make use of the stunning sea views across the bay. This leads out onto a spacious balcony area which brings the outside in. There are three large bedrooms, one upstairs with its own walk in wardrobe and Jack and Jill shower room. The family bathroom is on the lower floor, with a separate utility room and the two bedrooms. There is locked outside storage space which is excellent for your paddle boards and bicycles etc.

The property benefits from gas central heating and ample off road parking to the front of the property.

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.

**Council Tax Band: D**



- Detached House with Stunning Sea Views
- Modern Kitchen, Ensuite and Bathroom
- Gas Central Heating
- Deposit £1615.00
- 3 Good Sized Bedrooms
- Secure Outside Storage and Parking
- Holding Deposit £323.00
- Council Tax Band D



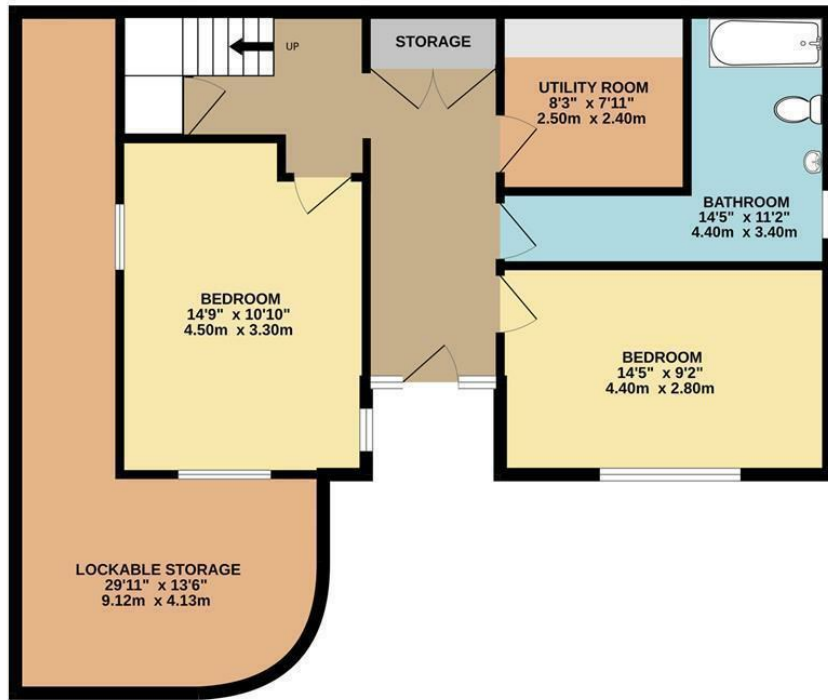
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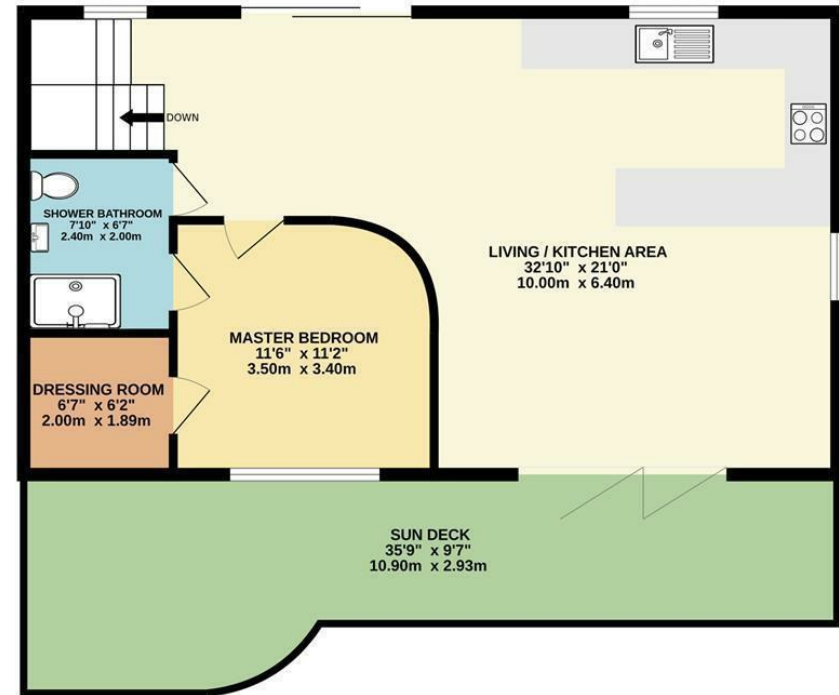




GROUND FLOOR  
826 sq.ft. (76.7 sq.m.) approx.



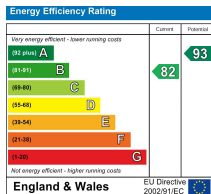
1ST FLOOR  
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 1553 sq.ft. (144.2 sq.m.) 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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Current EPC Rating: B



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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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