13 Alma Road, Brixham, TQ5 8QR
House - Semi-Detached
£1,100 Per Calendar Month

boycebrixham
email lettings@ljboyce.co.uk call 01803 856112

A modern 3 bedroom semi detached property with off road parking. The accommodation comprises of a large family lounge, modern kitchen/dining room with patio doors leading out onto a level, enclosed lawn and patio area, 3 bedrooms and a modern bathroom. The property benefits from double glazing and gas central heating.

Located in the desirable Furzeham area of Brixham, the property is conveniently positioned just a quarter of a mile's level walk from Furzeham Green playing fields and the local primary school. A nearby bus stop offers easy access to Brixham town centre, which features a variety of shops, amenities, and the picturesque Brixham harbour. For nature lovers and walkers, the scenic Fishcombe Cove and Battery Gardens are only a short distance away.

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:

3 1 1

- Three Bedroom Semi Detached House
- Modern Kitchen/Dining Room
- Modern Family Bathroom
- Deposit £1,265.00
- Off Road Parking
- Large Family Lounge
- Holding Deposit £253.00
- Council Tax Band TBC

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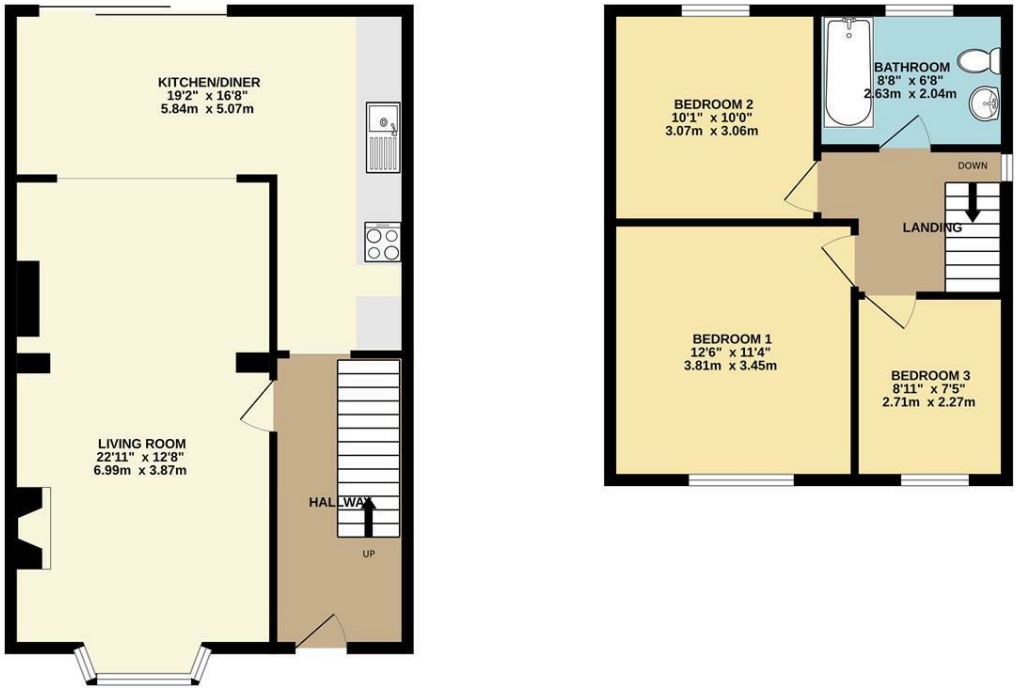
GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.

1ST FLOOR
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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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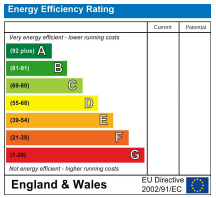
Current EPC Rating:



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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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