



9A Station Hill, Brixham, TQ5 8BW
Cottage
£900 Per Calendar Month

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

This delightful 2 bedroomed cottage tucked away on Station Hill being within a short walk to Brixham town centre and the bustling harbour area. The property has been maintained to a high standard and features a private courtyard to the front of the property with the front door leading into the delightful lounge area, there is a fitted kitchen off the lounge and a modern shower room/wc on the ground floor. On the first floor there are 2 double bedrooms. The property benefits from gas central heating and double glazing. AVAILABLE NOW.

Agents Note: This property is registered as a business so there is no current council tax band.

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:

 2

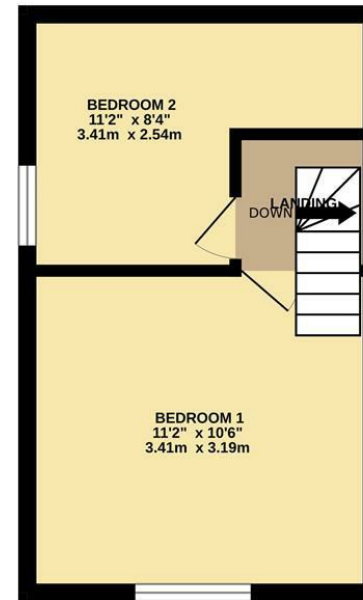
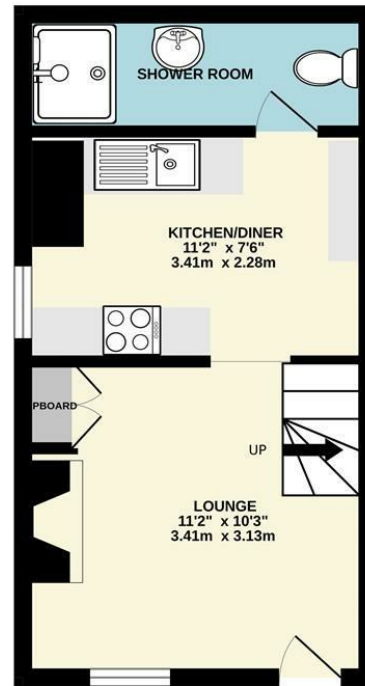
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- 2 Bedroomed Cottage
 - Ground Floor Shower Room
 - Available Furnished/Part or Unfurnished
 - Holding Deposit £207.00
- Lounge and Fitted Kitchen
 - Gas Central Heating
 - Council Tax Band TBC
 - Deposit £1,035.00

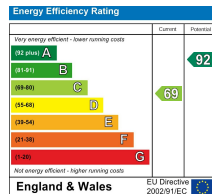






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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: C



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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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