



5 St. Marys Drive, Brixham, TQ5 9FB
House - Terraced
£1,100 Per Calendar Month

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

Located on the edge of the ever-popular St Mary's Bay and adjacent to the iconic South West Coastal Path, this well presented three-storey home offers accommodation briefly comprising entrance hallway, leading to a cloakroom and a modern fitted kitchen at the front of the property. To the rear, the living room enjoys direct access onto a private decked terrace and enclosed garden, ideal for relaxing or entertaining.

The first floor hosts two well-sized double bedrooms and a contemporary family bathroom, while the second floor is dedicated to the impressive principal suite. This top-floor retreat features a striking oriel-style Velux balcony, and a modern ensuite shower room/wc.

Externally, the rear garden is arranged with a raised decked area, lawn, and patio space, all enclosed and perfect for low-maintenance enjoyment. A gate from the garden leads directly to the garage located just a few feet away, offering excellent storage or parking options. In addition to the garage, there is ample unrestricted parking available to the front of the property, as well as designated visitor spaces to the rear.

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



- Three Storey Terraced House
- Modern Kitchen & Living Room
- Low Maintenance Garden
- Holding Deposit £253.00

- Three Double Bedrooms, One Ensuite
- Garage With Eaves Storage
- Council Tax Band D
- Deposit £1265.00

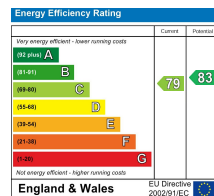






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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