



15 Higher Copythorne, Brixham, Devon, TQ5 8QB
Bungalow - Detached
£1,400 Per Calendar Month

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

Located at the head of a quiet cul de sac is this well maintained detached chalet bungalow which stands on a good sized plot enjoying block paved driveway leading to the single garage which benefits from a workshop at the rear. The rear garden has a good sized patio area and a raised decked area with well planted borders.

The accommodation briefly comprises spacious entrance hallway, lounge with stairs accessing the 3rd bedroom, separate dining room leading into a good sized fitted kitchen enjoying outlook over the rear garden and access onto the sun room enjoying access to the rear plus a utility room. Also on the ground floor there are 2 bedrooms, 1 with ensuite shower room and the family bathroom/wc. On the first floor there is a double bedroom with dressing room and ensuite shower room making it an ideal teenagers den.

The property benefits from double glazing and gas central heating. An internal viewing is highly recommended.

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: C

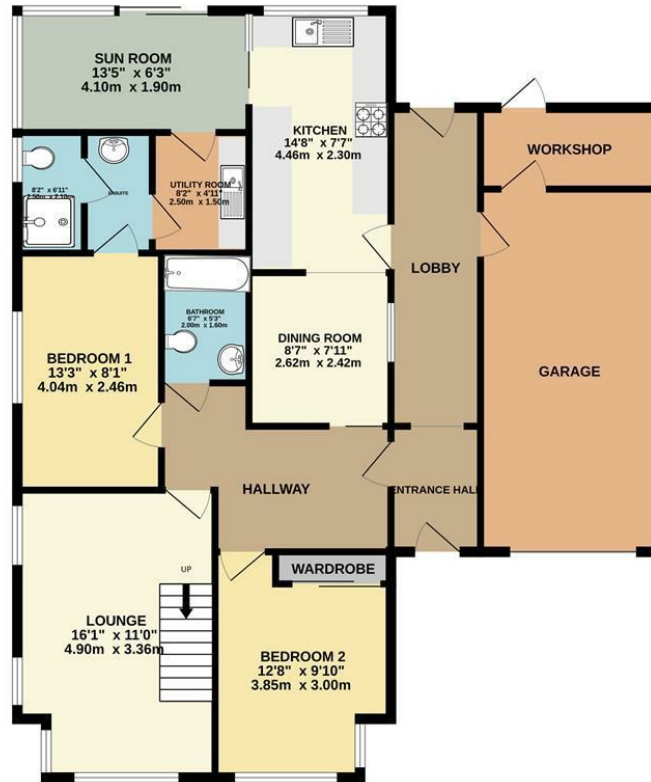


- 3 Bedroomed Det Chalet Bungalow
- Fitted Kitchen & Utility Room
- Garage & Gardens
- Holding Fee £323.00
- Lounge & Separate Dining Room
- Rear Sun Room
- Council Tax Band C
- Deposit £1,615.00

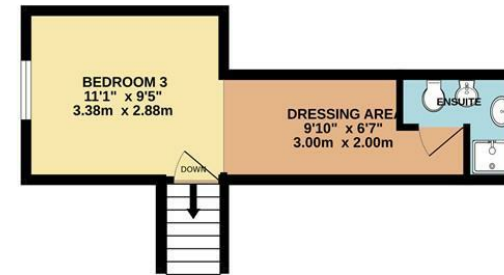




GROUND FLOOR
1260 sq.ft. (117.0 sq.m.) approx.



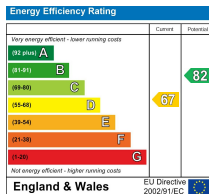
1ST FLOOR
219 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 1479 sq.ft. (137.4 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: D



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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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