



2 Homelands Court Lower Manor Road, Brixham, TQ5 8HF
Flat - Ground Floor
£675 Per Calendar Month

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

A well presented 1 bedroomed ground floor flat is accessed via steps between Higher and Lower Manor Road. Enjoying its own private front door this flat briefly comprises newly fitted kitchen/diner with built-in oven and hob, bay windowed lounge enjoying open outlook, bedroom and newly fitted shower room/wc. The property benefits from PVCu double glazing and has electric heater. Available Early January.

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.

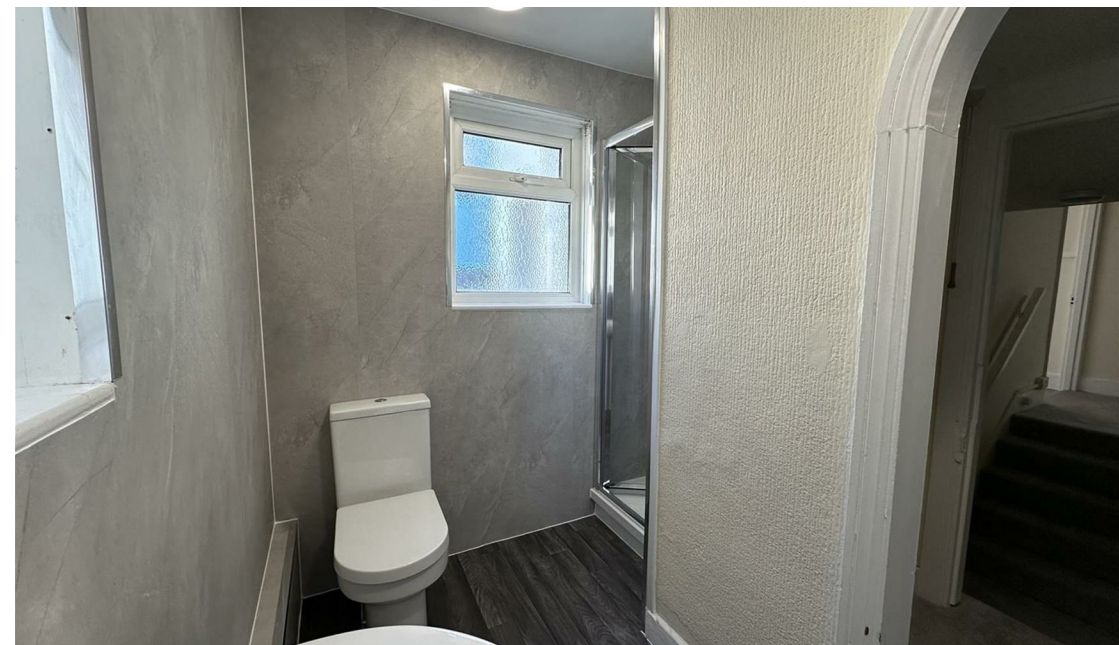
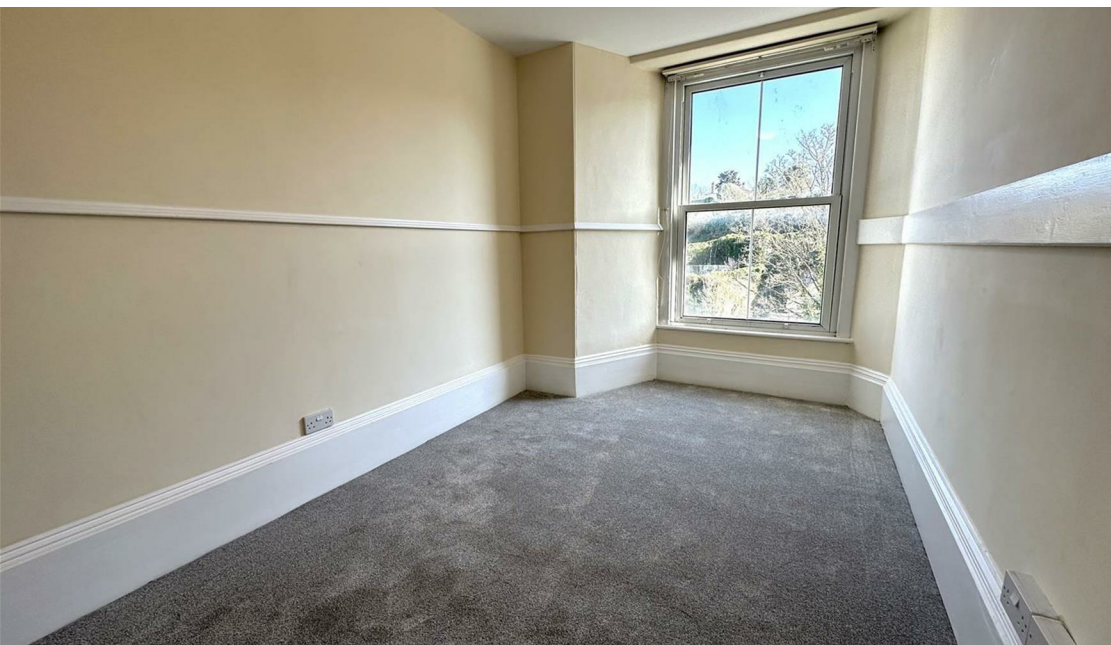
Council Tax Band: A



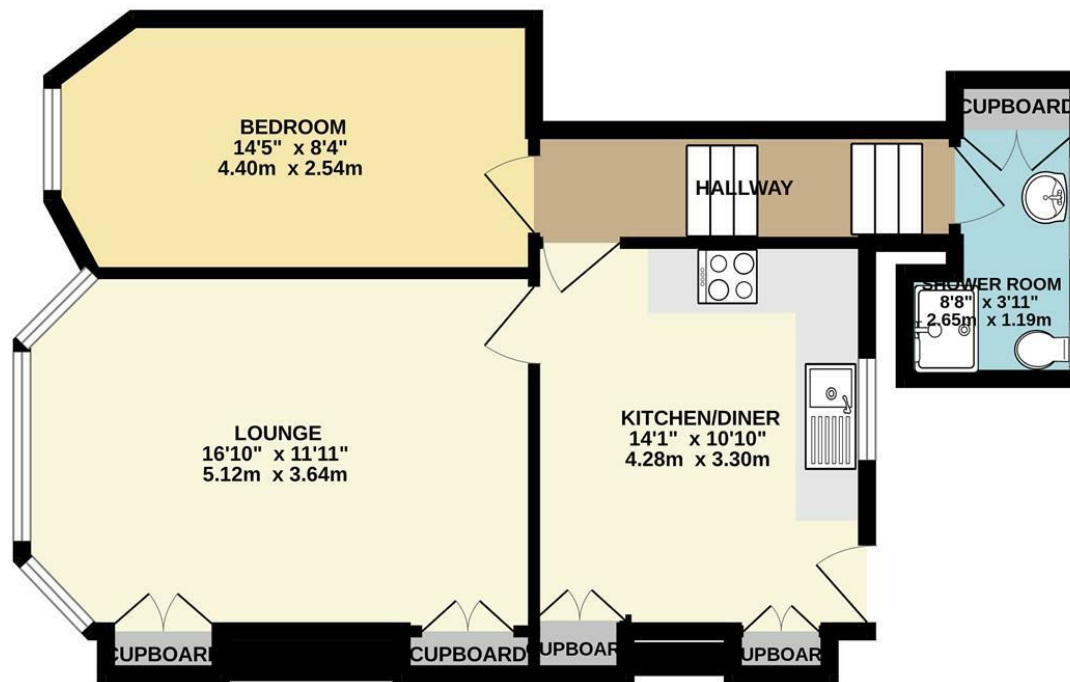
- Well Presented 1 Bedroomed Flat
- Bay Windowed Lounge
- PVCu Double Glazing
- Deposit £775.00

- Modern Fitted Kitchen/Diner
- Electric Heating
- Holding Deposit £155.00
- Council Tax Band A





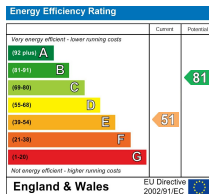
GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 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: E



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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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