



4 Kelvin Court, Overgang Road, Harbour Area, Brixham, Devon, TQ5 8AR
Flat - Purpose Built
£695 Per Calendar Month

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

Offered Fully Furnished is this 1 bed roomed first floor apartment which has to have some of the best views available and is so close to the harbour & fish market with a real interesting view of the trawlers coming in and out of this busy little port town.

The property is accessed via a few steps leading to walkway to the front door, the entrance hallway is very spacious and gives access to all rooms. The living room is open plan to a modern fitted kitchen with a breakfast bar area, all of which enjoy the fantastic panoramic sea and harbour views. There is a modern shower room and a double bedroom to the rear.

Although Kelvin Court doesn't have any allocated parking, you can apply for an Annual Off Peak Permit for £75, which can be used 3pm to 10am in all Torbay Council car parks including Oxen Cove Carpark which is close by (exclusions do apply).

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

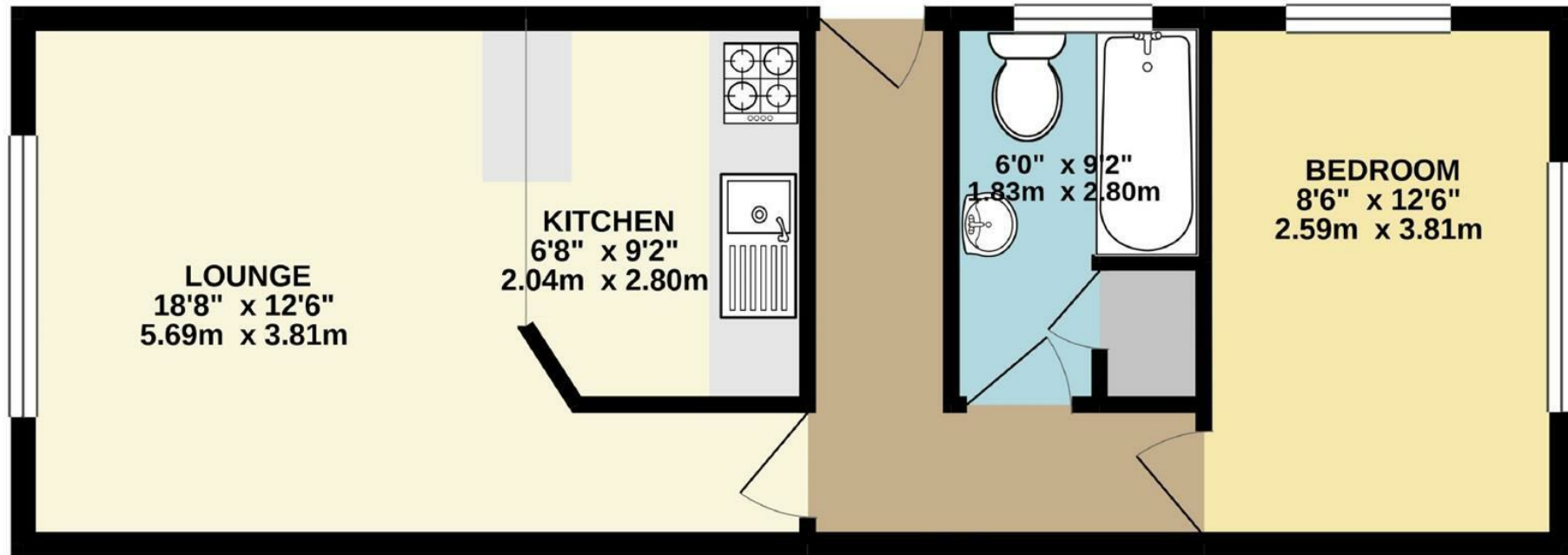


- FULLY FURNISHED 1 Bed First Floor Flat
- Double Bedroom
- Stunning Sea Views
- Holding Deposit £160.00
- Open Plan Kitchen & Living Room
- Modern Shower Room/wc
- Council Tax Band A
- Deposit £800.00





TOP FLOOR 458 sq.ft. (42.5 sq.m.) approx.

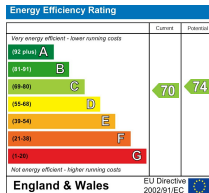


TOTAL FLOOR AREA : 458 sq.ft. (42.5 sq.m.) approx.

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: 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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