



61 New Road, Central Area, Brixham, Devon, TQ5 8NL  
House - Terraced  
£1,100 Per Calendar Month

**boyce**brixham  
email [lettings@ljboyce.co.uk](mailto:lettings@ljboyce.co.uk) call 01803 856112



Deceptively Large Character 3 Bedroom Cottage with Workshop/Studio - The property comprising of 3 bedrooms, modern bathroom, modern kitchen and lounge with feature fireplace. A courtyard garden with a separate barn style unit that would make an ideal art studio or workshop. Situated on a level walk into town and the harbourside and on a local bus route. Available Now.

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



- Deceptively Spacious 3 Bedroom House
- Modern Bathroom and Fitted Kitchen
- Rear Courtyard
- Holding Deposit £253
- Rear Studio/Workshop
- Gas Central Heating
- Council Tax Band - C
- Deposit £1,269



Council Tax Band: C



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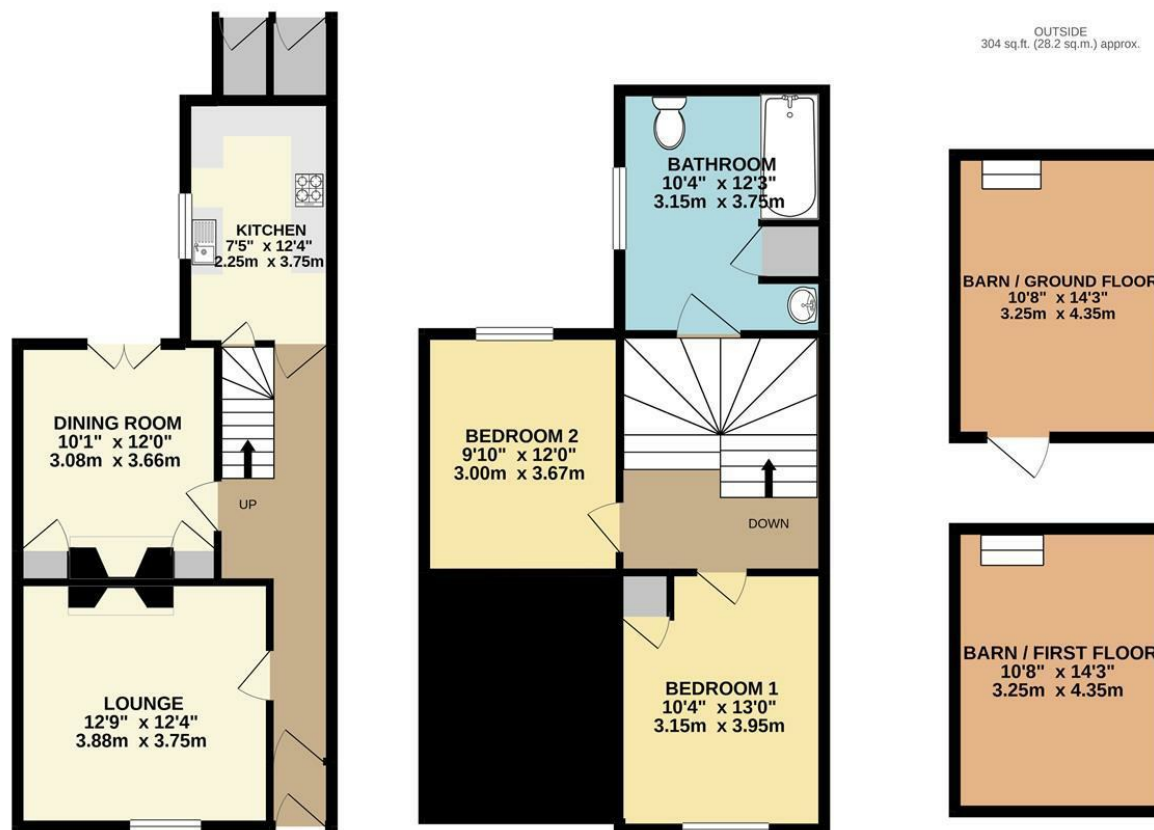




GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.

1ST FLOOR  
605 sq.ft. (56.2 sq.m.) approx.

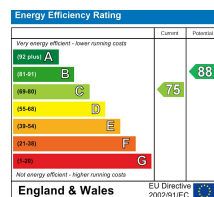
OUTSIDE  
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 1391 sq.ft. (129.2 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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