



Pomeroy Cottage, 98 Drew Street, St Marys, Brixham, Devon, TQ5 9JY
Cottage - Terraced
£1,000 Per Calendar Month

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

A Grade II listed terraced cottage located adjacent to St Mary's Square and Church. The property has recently undergone renovations and improvements and now comprises of an open plan living space on the ground floor with the convenience of a cloakroom/wc. On the first floor there are 2 bedrooms and a bathroom/wc. The property is offered Partly Furnished.

The property is accessed from the square through a wrought iron gate along a pretty limestone walled drive giving access to three properties. The property enjoys enough room to sit out and enjoy the sunny southerly aspect and provide off road parking for 1 car.

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: B



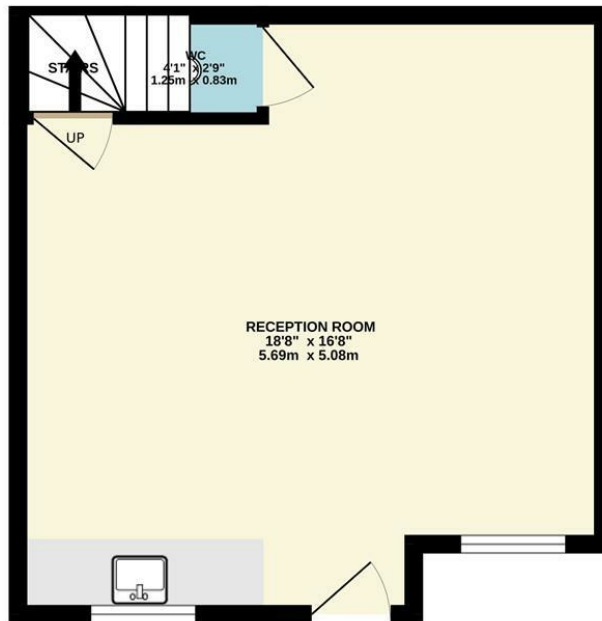
- Grade II Listed 2 Bed Cottage
- Electric Heating
- Offered Furnished/Partly Furnished
- Holding Deposit £230.00

- Great Location In St Mary's Square
- South Facing Frontage & Parking
- Council Tax Band B
- Deposit £1,153.00

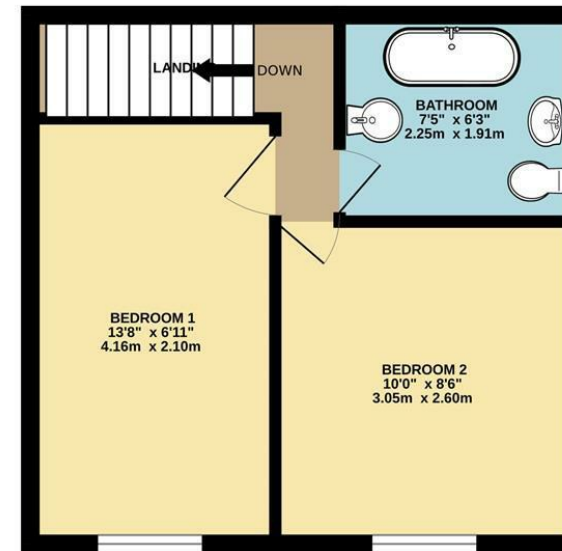




GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



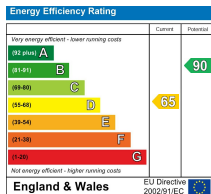
1ST FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (58.0 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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