



Ranscombe Road, Brixham, TQ5 9UU



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A terraced house located close to Brixham harbour side.

- Entrance Hall
- Living Room
- Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Bathroom/WC
- Small Courtyard
- uPVC Double Glazing/Gas Central Heating
- Children to be Discussed, No Pets/Smoker or Benefits Allowed
- Unfurnished, Available Now



A terraced house with living room, dining room, fitted kitchen, two double bedrooms and bathroom/WC.



This mid terraced house located just off Brixham harbour side has accommodation briefly comprising Entrance Hall, Living Room, Dining Room, Fitted Kitchen, Two Double Bedrooms, Bathroom/WC, Small Courtyard, the property enjoys lovely sea views from the front facing rooms and is installed with uPVC Double Glazing and Gas Central Heating, the property is available now, unfurnished, children to be discussed, no pets/smokers or benefits allowed.



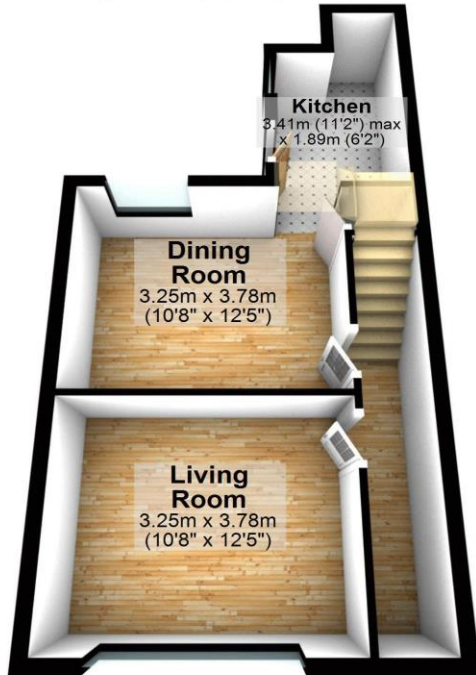
The property is situated just off Brixham's bustling harbour side surrounded by a range of boutique shops and restaurants, the town centre and further facilities are just another 2 minutes walk, the main 12 bus service can be found here with connections to the neighbouring towns of Paignton and Torquay.



Please do not hesitate to contact the team at Absolute Sales & Lettings on **01803 890118** for more information or to arrange an accompanied viewing on this property.

Ground Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



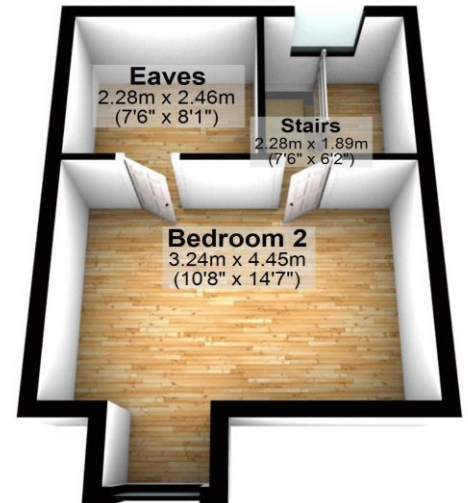
First Floor

Approx. 31.5 sq. metres (339.5 sq. feet)



Second Floor

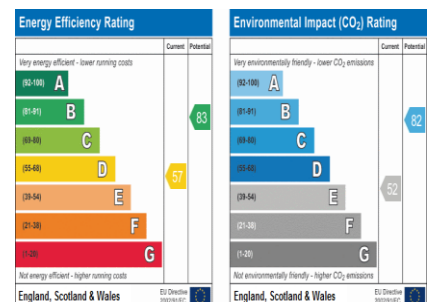
Approx. 26.6 sq. metres (286.7 sq. feet)



Total area: approx. 95.6 sq. metres (1028.6 sq. feet)

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If you are considering selling or letting your home please contact Absolute Sales & Lettings the top-rated agent in Torbay on



Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.



**5 Ranscombe Road
Brixham
Devon
TQ5 9UU**

Price: £695 PCM

We are delighted to enclose details of the above property for your consideration. Please note that viewing is strictly by appointment through our office:

**16a Fore Street
Brixham
Devon
TQ5 8DS**

If you have any specific enquiries relating to the property prior to arranging a journey to visit, please do not hesitate to contact us, we will be delighted to assist you.

Rooms & Sizes

Hardwood style door leads into.....

Entrance Hall

Radiator, stairs rising to first floor, door to.....

Living Room

12' 5" x 10' 8" (3.78m x 3.25m)

uPVC double glazed window giving lovely open aspect to the front with views of Brixham marina and sea views across Torbay to Torquay, radiator, power points, feature fireplace with display mantle over, built in storage cupboards, picture rail.

Dining Room

10' 8" x 12' 5" (3.25m x 3.78m)

uPVC double glazed window giving outlook to the rear, radiator, power points, built in storage cupboard, under stairs storage cupboard, door to....

Fitted Kitchen

11' 2" (max) x 6' 2" (3.41m x 1.89m)

Fitted with units comprising inset stainless steel single bowl sink with single drainer and mixer taps over, areas of roll edge work surface, over fitted floor cupboards and drawer units, inset four burner electric hob with extractor hood over, high level electric oven, space for upright fridge/freezer, power points, complementary tiled surrounds, tiled flooring, uPVC double glazed window and door giving access to the rear courtyard.

Bedroom 1

10' 8" x 15' 8" (3.25m x 4.78m)

Two uPVC double glazed windows giving outlook to the front with views of Brixham marina and sea views across Torbay to Torquay, radiator, power points, feature fireplace with display mantle over, picture rail.

Bathroom/WC

10' 8" x 9' 2" (3.25m x 2.79m)

Fitted with white suite comprising panelled bath with electric wall mounted shower over, wash hand basin, WC, complementary tiled surrounds, feature fireplace, uPVC obscure double glazed window giving outlook to the rear, built in storage cupboard.

Bedroom 2

14' 7" x 10' 8" (4.45m x 3.24m)

uPVC double glazed dormer window affording lovely views of Brixham marina with sea views towards Torquay and Exmouth in the distance, radiator, power points, door to the eves storage.

Outside

Outside there is a small courtyard with a brick built store housing the wall mounted gas boiler supplying domestic hot water and gas central heating and space and plumbing for automatic washing machine.

Criteria

Children to be Discussed - No Pets - No Housing Benefit - No Sharers - No Smokers

Notes

In order to qualify for a tenancy without a guarantor the total annual income required between the tenants is a minimum of 30 times the monthly rent. If a guarantor is required the calculation is 36 times the monthly rent. The 1st months rent will need to be paid in advance of which £100 is payable up front as a reservation fee to reserve the property, this is non-refundable should you fail your referencing or pull out from renting the property. There will also be a deposit equivalent to a months rent plus £100. For properties that allow pets the deposit will usually be greater. The tenancy application fee is £150 and referencing fee (Inc. guarantors) is £100 per applicant which is also non-refundable.