



STAGS

2 Ashleigh Parkham Road, Brixham, Devon TQ5 9BX

A recently renovated Victorian 3/4 bedroom house situated in an elevated position, benefitting from views over the harbour and out to sea. Unfurnished. Pet By negotiation. EPC Band: E. Tenant Fees Apply.

Dartmouth 4.9 miles (via ferry) | Torquay 8.9 miles | Totnes 9.8 miles

• 3/4 Bedrooms • Double Glazing • Character Features • Good Size Gardens • Sea Views • Walking Distance of the Town • Deposit: £1,961.00 • Council Tax Band: C • Tenant fees apply • Pets By Negotiation (Terms Apply)

£1,700 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk



DESCRIPTION

A newly renovated Victorian 3/4 bedroom house situated in an elevated position, benefitting from views over the harbour and out to sea. Set in a tucked away, yet convenient location, the property is only within a couple of minutes walk to the town centre. Offering 2 reception rooms, kitchen breakfast room, downstairs WC, 3/4 Bedrooms and family bathroom. Outside there is permit parking for residents, front and rear gardens.

SITUATION

Set in an elevated position over the town, with far reaching views over the busy harbour and to the sea, this beautiful & immaculate period home is set in the historic fishing town of Brixham, on the South Devon coast at the southern end of the sheltered Tor Bay. The property is in close proximity of the town centre and harbour area.

Brixham is a bustling harbour side town, famous as a fishing port, and has one of the largest fishing fleets in the United Kingdom. The fresh catch is sold in the Fish Markets located on the quayside. Brixham is placed in such a way that the accommodation is located around the heart of the town, creating a warm and cosy ambiance. The town has a long enriched history and is famous for its Napoleonic connections, with the landing of William of Orange on the Quay in 1688. There is a very impressive marina, eternally popular with the boating fraternity, and many fine restaurants.

ACCOMMODATION

GROUND FLOOR:

ENTRANCE HALL: accessed from the front garden, with tiled flooring and door to:-

HALL: An L-shaped hall with a small alcove, stairs rise to the first floor landing, with cupboard space below and doors to:-

LIVING ROOM: Situated to the front of the property with a bay window overlooking the front garden, with views over Brixham Harbour and out to sea. Chimney breast with open fire and two storage cupboards and shelving to either side. Double doors opening into:-

SNUG/DINER: Inset wood burner to chimney breast with storage cupboards to either side. A door allowing access to the rear courtyard and garden and door to the hallway.

KITCHEN BREAKFAST ROOM: A large space with a feature exposed stone chimney breast, sink with drainer, gas point for cooker, storage under the stairs and plumbing and appliance space for a washing machine and dishwasher. Two windows to the side and door, allowing access to the courtyard and garden. Door to:- Downstairs WC which is accessed from the end of the kitchen area.

FIRST FLOOR:

LANDING: A split level landing with a window above to provide a lot of natural light.

BEDROOM 1: Situated to the front of the property with a bay window providing breath taking, open views over Brixham harbour and to the sea. Feature fire place and two wardrobe cupboards to either side.

BEDROOM 2: A double room with a window overlooking the rear. Cupboard housing the central heating boiler and a hot water tank. Vanity unit set into the alcove.

BEDROOM 3: A double room with a window to the side and a door allowing access to:-

BEDROOM 4/STUDY: Accessed by bedroom 3, a single room with a window to the side aspect.

BATHROOM: Fully tiled with a roll top bath with shower over, WC and a pedestal wash hand basin. Built in wall unit with mirror and window to the side aspect.

OUTSIDE

FRONT GARDEN: to the front, there are steps up and a pathway leading to the front door. The front garden is enclosed by mature hedges, with an area of grass and mature trees providing privacy.

REAR GARDEN: This can be accessed from the kitchen or dining room, or via the road to the rear named Parkham Lane. From the kitchen, there is a courtyard area with steps up to the rest of the garden which has been cleverly landscaped into different level terraced areas, which benefits from an elevated position and the far reaching views over Brixham town and beyond to the sea. Steps provide access to each terrace and there is a gate at the top too.

SERVICES

Mains gas, electric, water and drainage. Gas central heating. Council tax band C: Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR. Tel: 01803 201 201. E-mail: fss@torbay.gov.uk

AGENT NOTE

Please note the house is owned by architects.

DIRECTIONS

Entering Brixham on the A3022 New Road, turn right just before the traffic lights at the town centre onto Parkham Road and the property can be found on the right hand side.

LETTING

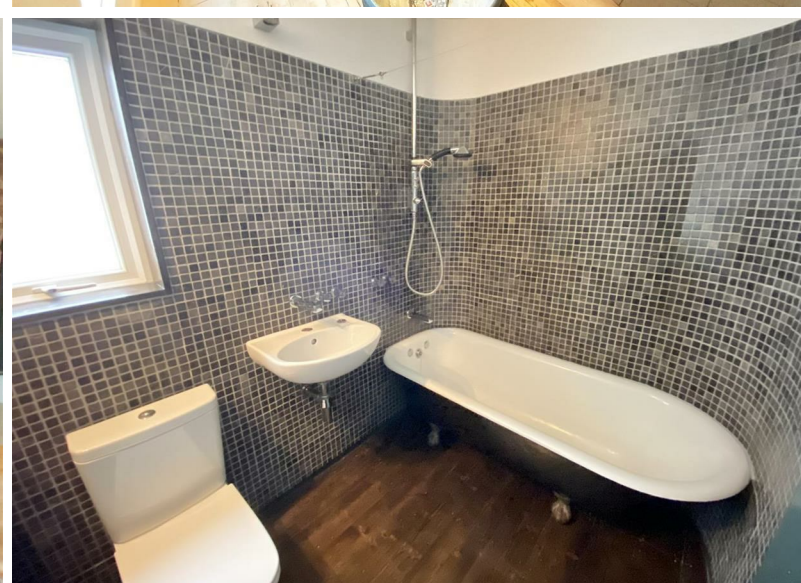
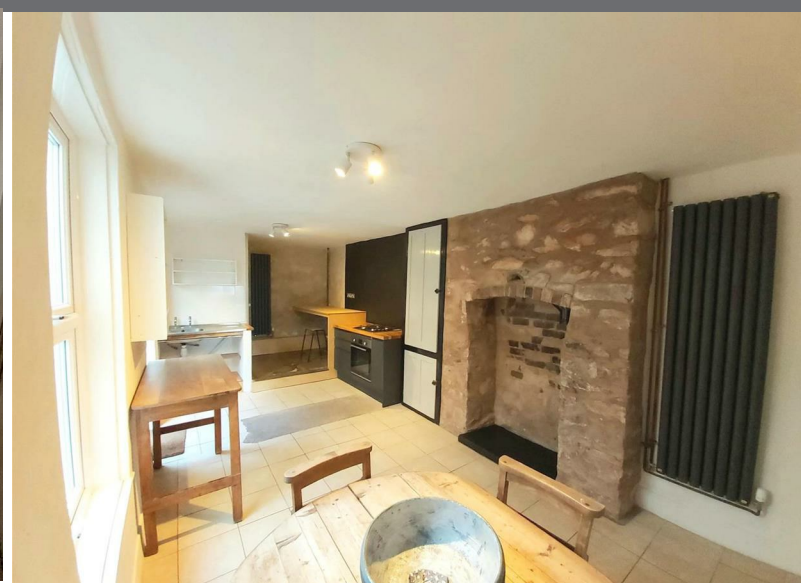
The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £1700.00 pcm exclusive of all charges. A pets to be considered. Where the agreed let permits pets the RENT will be £1,725.00. DEPOSIT: £1,961.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.



Approximate Gross Internal Area
109.7 sq m / 1181 sq ft

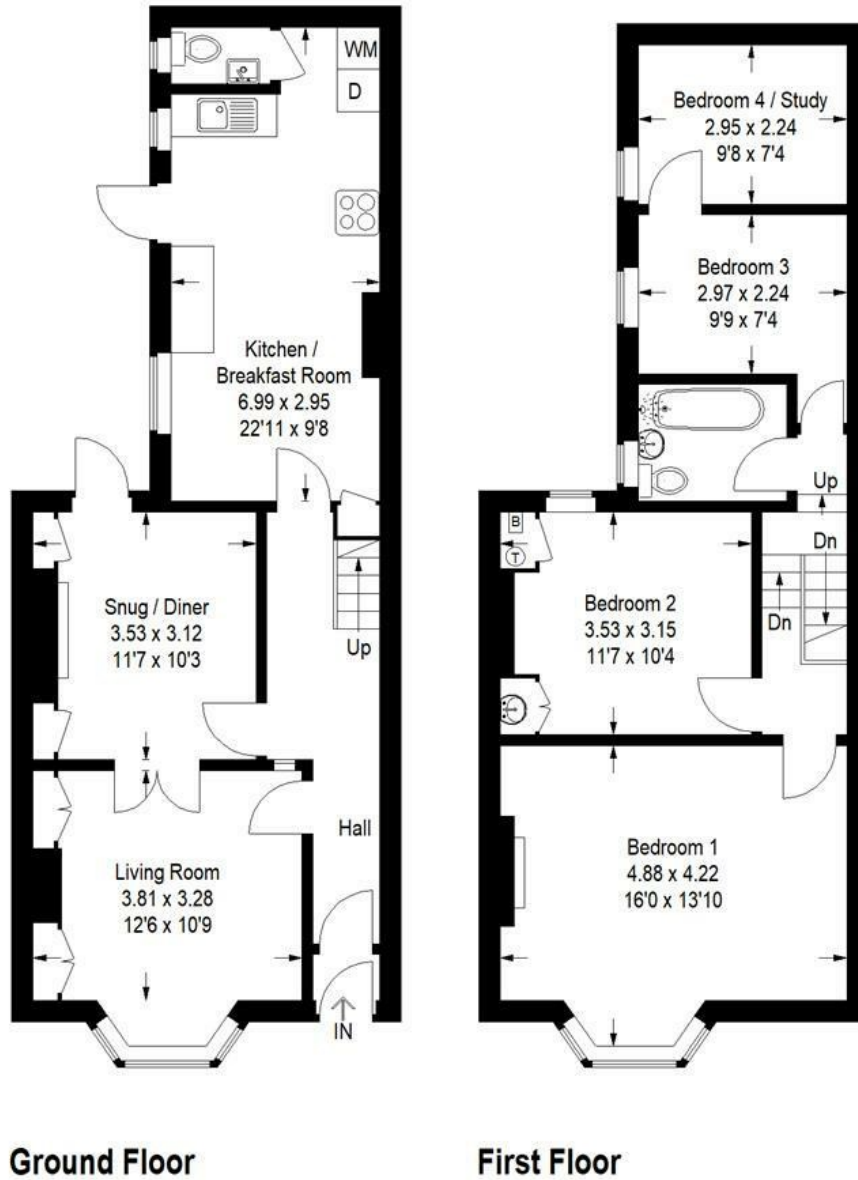


Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID704728)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 plus)		84
B (81-91)			
C (69-80)			
D (55-68)		52	
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	