



STAGS

2 Ashleigh Parkham Road, Brixham, Devon TQ5 9BX

A newly renovated 4 bedroom Victorian house situated in an elevated position, benefitting from idyllic 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

• Spacious 4 Bedroom Victorian House • Sought After Location • Character Features • Landscaped Stepped Garden • Idyllic Sea Views • Walking Distance of the Town • Deposit: £1,730.00 • Council Tax Band: C • Tenant Fees Apply • Pets By Negotiation (Terms Apply)

£1,500 Per Calendar Month

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

SITUATION

Set on a sought after road in an elevated position over the town, with far reaching views over the busy harbour and to the sea, this beautifully presented 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 leading to:-

HALL: An L-shaped hall with wooden flooring, stairs which rise to the first floor landing with cupboard space below and doors leading to to:-

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

DINING ROOM: A light and spacious room with an inset wood burning stove to chimney breast and storage cupboards to either side. A door allows access into the rear courtyard and a further door provides access to the hallway.

KITCHEN / BREAKFAST ROOM: A large space with a feature exposed stone chimney breast, sink with drainer, an oven, a 4 point gas hob and further storage under the stairs. Space and plumbing for a washing machine, tumble dryer and a dishwasher. Two windows and a door to the side allow views and access to the courtyard and garden. A door leads to:-

WC: With a WC, a wash hand basin and window to the side.

FIRST FLOOR:

LANDING: A split level landing with wooden flooring and a window above which provides an abundance of natural light.

BEDROOM 1: Situated to the front of the property with wooden flooring, a feature fire place with two open storage cupboards to either side and a bay window which provides panoramic views over Brixham harbour and the sea beyond.

BEDROOM 2: A double room with a vanity unit set into the alcove, a cupboard housing the combi boiler and a hot water tank and a window to the rear.

BEDROOM 3: A single room with wooden flooring and a window to the side. A door leads to:-

BEDROOM 4/STUDY: Accessed via bedroom 3, a single room with wooden flooring and a window to the side aspect.

BATHROOM: Fully tiled suite with a roll top bath and shower over, a 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 which

lead to the front door. The front garden is enclosed by mature hedges, with an area of grass and mature trees, which provide privacy.

REAR GARDEN: Accessed either via the kitchen, dining room, or via the road to the rear Parkham Lane. From the kitchen, there is a courtyard area with steps ascending up to the garden which has been thoughtfully landscaped into different level terraced areas. The garden benefits from an elevated position and offer far reaching views over Brixham town and the sea beyond.

SERVICES

Mains electric, water, drainage. Heating - Gas central heating.

Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220Mbps.

Ofcom predicted mobile coverage for voice and data: Three, EE, O2 and Vodafone.

Council Tax Band: C

LOCAL AUTHORITY

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.

What3words: decrease.expired.haircuts

LETTING

The property is available to let on an assured shorthold tenancy for an initial 12 month tenancy. RENT: £1,500.00 pcm exclusive of all charges. Pets be considered. Where the agreed let permits pets the RENT will be £1,550.00 pcm. DEPOSIT: £1,730.00 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.

RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.



Approximate Gross Internal Area
109.7 sq m / 1181 sq ft

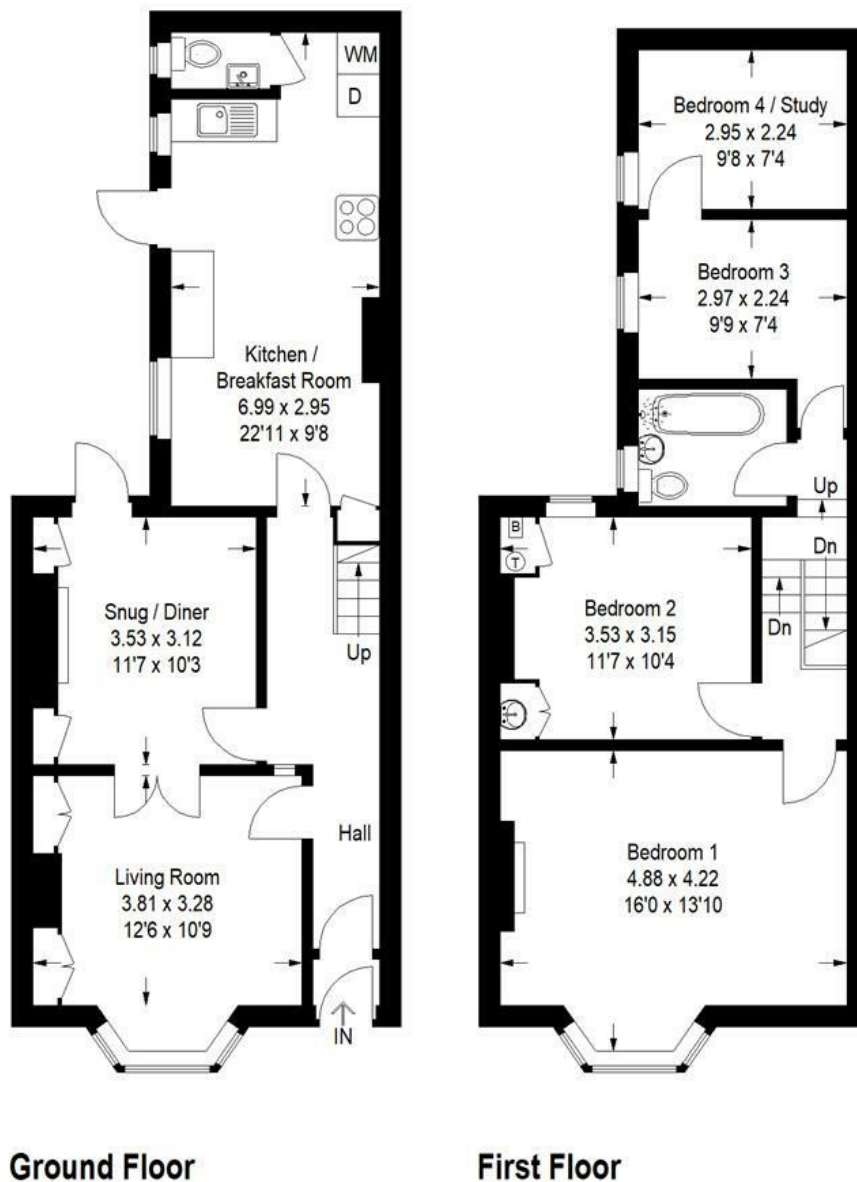


Illustration for identification purposes only, measurements are approximate, not to scale.
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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 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		
(93 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC