

The Annexe, 1A Holwell Road, Brixham, TQ5 9NE

Bungalow

£1,050 Per Calendar Month

boycebrixham

email lettings@ljboyce.co.uk call 01803 856112

The Annexe is situated along side an attractive Victorian building, which in itself is set within it's own private grounds and set back from the roadside. The property has it's own private entrance and private sunny front courtyard. Accommodation comprises of a dining area opening through into the lounge, modern kitchen, 3 bedrooms and a modern bathroom with the addition of a separate shower cubicle. The property benefits from gas fired central heating.

Local amenities are located less than a mile away, a short 20 minute walk to the town centre and harbour areas. Whilst the property doesn't have it's own parking, street parking is always readily available and just seconds from the property.

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

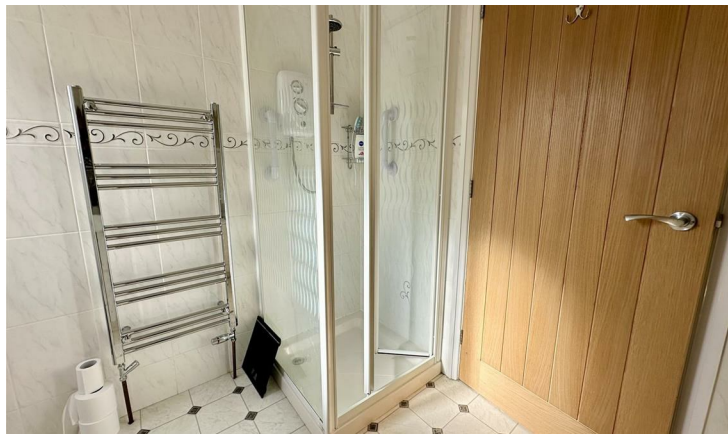
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- 3 Bedroomed Bungalow Style Property
- Modern Bathroom with Separate Shower Cubicle
- Gas Central Heating
- Holding Deposit - £279.00
- Modern Kitchen
- Private Courtyard
- Council Tax Band B
- Deposit - £1211.00









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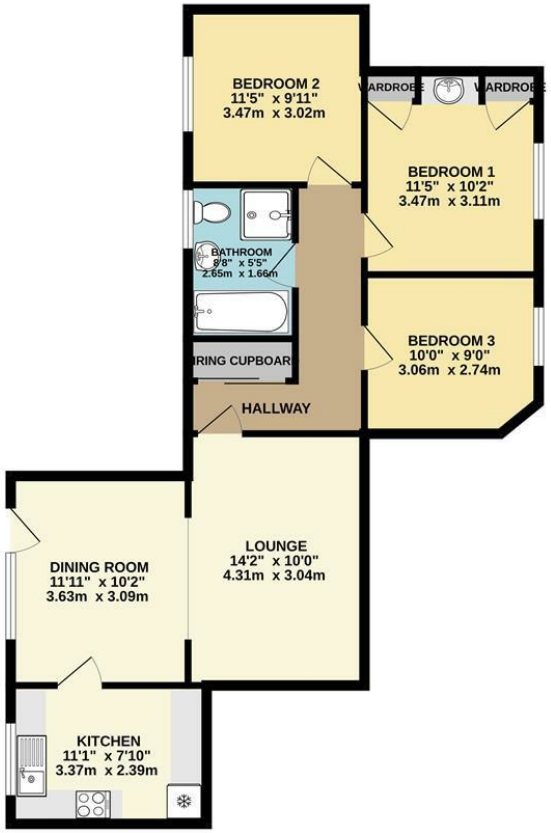
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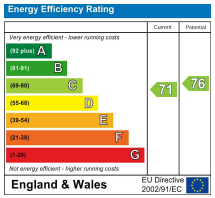
GROUND FLOOR
783 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.8 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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