



4 Vicarage Close, Central Area, Brixham, Devon, TQ5 8JQ
House - Terraced
£1,250 Per Calendar Month

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

Beautifully presented, this three bedroom home is situated in a small row of town houses. Vicarage Close is less than a quarter of a mile from the harbour, waterfront and town centre making it within walking distance of most amenities.

The accommodation is arranged over three floors. The undercover area is very useful for providing storage and leads into an entrance hall. From the hallway there is a good size third bedroom/study with a door leading to a shower room. There is also a separate cloakroom on this floor. The first floor has been made in to an open plan space for living and dining. The living area is sizeable with a large window and French doors onto a balcony. The dining area is spacious with room for a good table and leads through into the kitchen. The kitchen has a large amount of cupboards. A door leads out to a pretty courtyard garden. The second floor has two bedrooms both with built in wardrobes. The master bedroom is to the front of the house with an open aspect and large window. The bathroom has a white suite and has been modernised and fully tiled.

Residents parking (park 2 cars opposite the property).

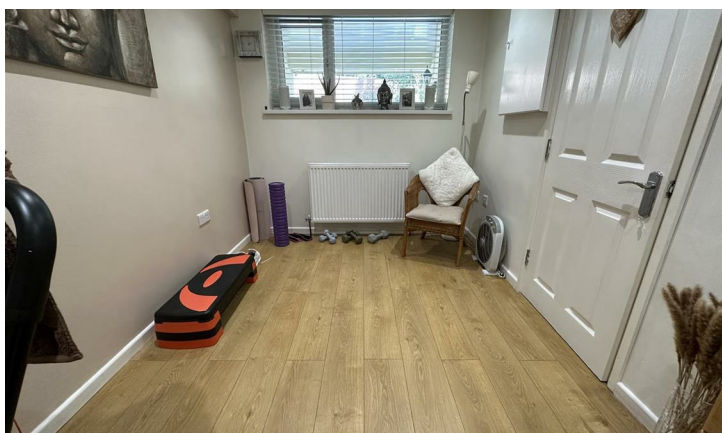
In order to qualify for a tenancy, the total annual income between tenants is a minimum of 30 times the monthly rent. A holding deposit of one week's rent secures the property whilst we process referencing. This is used towards your first months rent when tenancy starts. Should you fail referencing or 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

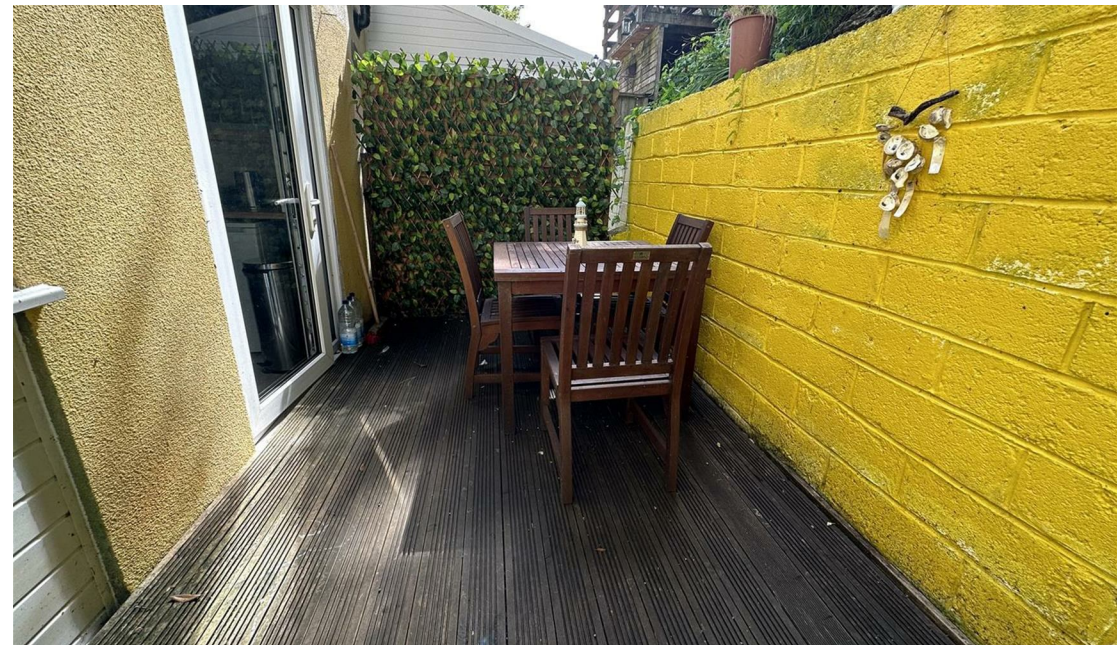


- Modern 3 Bedroom Terrace House
- Parking for 2 cars
- Gas Central Heating
- Holding Deposit £288

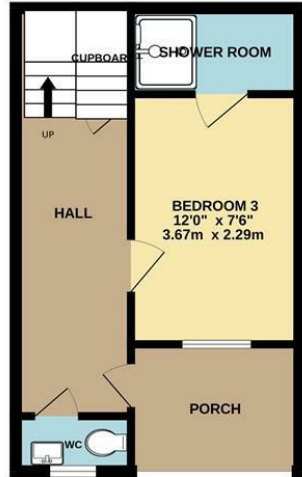
- Spacious Lounge / Diner
- Rear Private Courtyard
- Deposit £1442
- Council Tax Band B



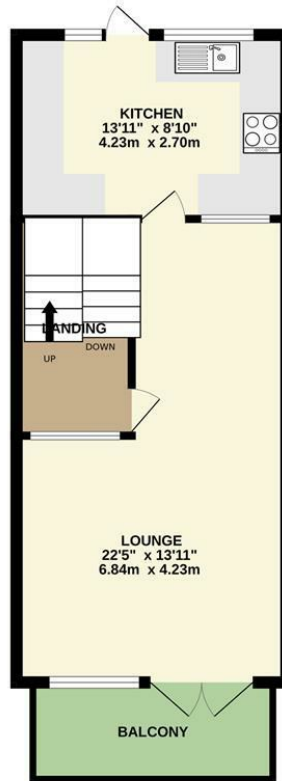
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GROUND FLOOR



1ST FLOOR

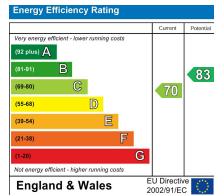


2ND FLOOR



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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