

Flat 13 Breakwater Court, Berry Head Road, Brixham, TQ5 9AG

Flat - Ground Floor

£655 Per Calendar Month

boycebrixham

email lettings@ljboyce.co.uk call 01803 856112

An amazing ground floor studio style flat. The accommodation comprises open plan kitchen/lounge, single bedroom, shower room with W.C, Sliding uPVC patio door open out to a private balcony with panoramic sea views over the bay. The property has electric heating and an allocated parking space. Located within walking distance of the Town & Harbour, and country walks at Berry Head.

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: A

1 1 1

- Ground Floor Studio 1 Bed Flat
- Private Balcony enjoying Panoramic Sea Views
- Parking Space
- Deposit £755.00
- Open Plan Lounge / Kitchen
- Electric Heating
- Holding Fee £151.00
- Council Tax Band A









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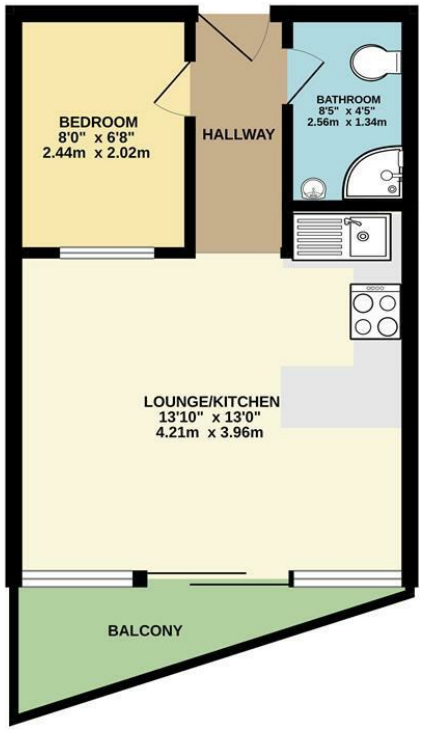




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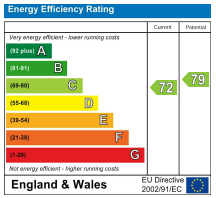
GROUND FLOOR
272 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 272 sq.ft. (25.2 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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