



19 Sellick Avenue, Brixham, TQ5 9PN
Bungalow - Semi Detached
£1,100 Per Calendar Month

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

A well-presented bungalow, ideally situated on a level plot with easy access to the town centre and conveniently located close to a regular bus service.

The accommodation comprises two well-proportioned bedrooms, lounge, shower room and a modern kitchen finished with stylish white gloss and grey units. The property has been freshly decorated throughout. Heating and hot water are provided via a gas back boiler and hot water tank.

Additional features include a useful porch and a bright, spacious entrance hallway. There is also a practical external store and utility room with space and plumbing for a washing machine. The gardens are level and easy to maintain. There is a garage plus ample driveway parking. Outside tap.

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.



- Well Presented Semi-Detached Bungalow
- Modern Kitchen and Shower Room
- Garage and Driveway Parking
- Holding Deposit £253.00
- Two Bedrooms and Lounge
- Useful Utility Room & Level Gardens
- Council Tax Band B
- Deposit £1,265.00



Council Tax Band: B



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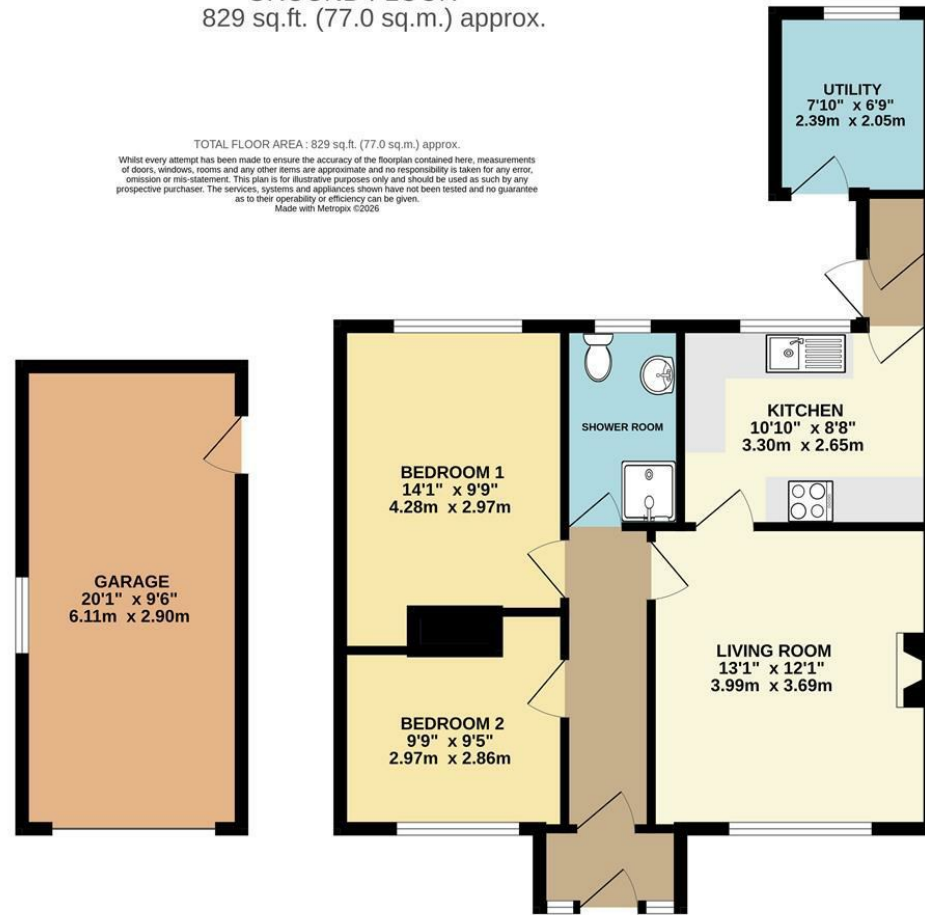
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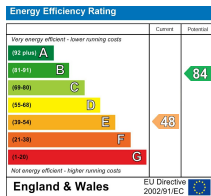
GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.

TOTAL FLOOR AREA : 829 sq.ft. (77.0 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: E



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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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