



25 New Road, Brixham, TQ5 8NB  
Flat - Studio  
£650 Per Calendar Month

**boyce**brixham  
email [lettings@ljboyce.co.uk](mailto:lettings@ljboyce.co.uk) call 01803 856112

A ground floor studio apartment with a private courtyard and garden. The accommodation briefly comprises of an open plan lounge/bedroom, kitchen, shower room, private courtyard and garden. It's situated on a level and central position, within walking distance to the waterfront & town centre. The property benefits from gas central heating and UPVC double glazing. Available July.

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.



- Ground Floor Studio Apartment
- Separate Shower Room and Kitchen
- Level Central Location
- Deposit - £750.00
- Open Plan Lounge/Bedroom
- Private Courtyard and Garden
- Holding Deposit - £150.00
- Council Tax Band A



Council Tax Band: A



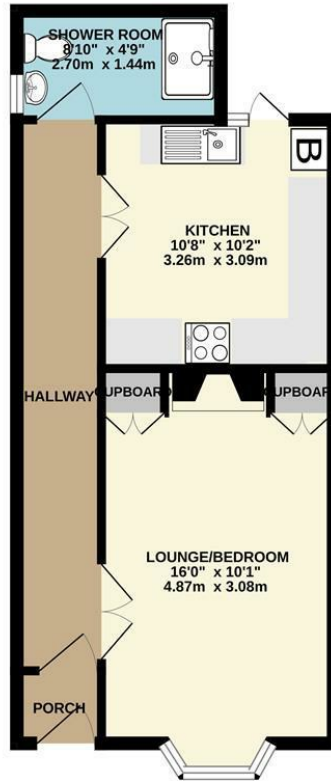
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GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 411 sq.ft. (38.2 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.  
Made with Metropix C2026

Current EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		62	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Find us on



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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