



5 Berry Head Road, Brixham, TQ5 9AA
House - Terraced
£1,200 Per Calendar Month

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

Located close to the harbour and the town centre shops, cafes, and restaurants; this 3 bedroomed home beautifully positioned for the waterfront and the lovely walks around the harbour, marina, Breakwater and out to Berry Head. The property is a large terraced house which has been modernised to include new kitchen, bathroom, flooring and decorated throughout. The property enjoys the benefit of gas fired central heating and double glazing. Available Late October.

The accommodation briefly comprises of an open plan lounge/dining room and a newly fitted kitchen with built-in appliances including an oven, hob, fridge and freezer. There is access from the kitchen to a useful garden room which then leads out to the small rear courtyard.

On the first floor there is a large main bedroom to the front of the property which enjoys a sea view, a 2nd bedroom and a fitted four piece bathroom/wc which enjoys a separate shower cubicle. Just outside the bathroom is a useful utility cupboard set up with plumbing for a washing machine. There is access to the second floor leading to the 3rd bedroom which enjoys stunning sea views and has a useful wc.

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: C



- Modernised 3 Bedroomed Terraced House
- Gas Central Heating & Double Glazing
- Small Courtyard
- Holding Deposit £276.00
- Fitted Kitchen and Bathroom
- Sea Views
- Council Tax C
- Deposit £1380.00





GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



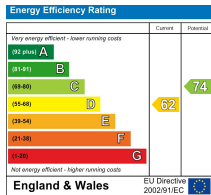
2ND FLOOR
205 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (112.0 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: D



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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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