



35 Old Road, Galmpton, Galmpton, Brixham, TQ5 0NE  
Cottage - Terraced  
£1,100 Per Calendar Month

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

A well presented 2 bedroomed cottage tucked away in a sheltered part of the village. The cottage is well proportioned with good size lounge, smart kitchen diner with built-in oven and hob on the ground floor and two double bedrooms and bathroom/wc on the first floor. There is gas central heating and PVCu double glazing. There is a small decked area to the rear accessed via patio doors off the kitchen/dining room.

With beautiful rural, river and beach walks to hand and found approximately midway between the attractive fishing port of Brixham and the seaside town of Paignton. Galmpton has many attractive "village features" and great sense of community.

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



- Well Presented 2 Bed Cottage
- Modern Fitted Kitchen/Diner
- Composite Decking To The Rear
- Council Tax Band C

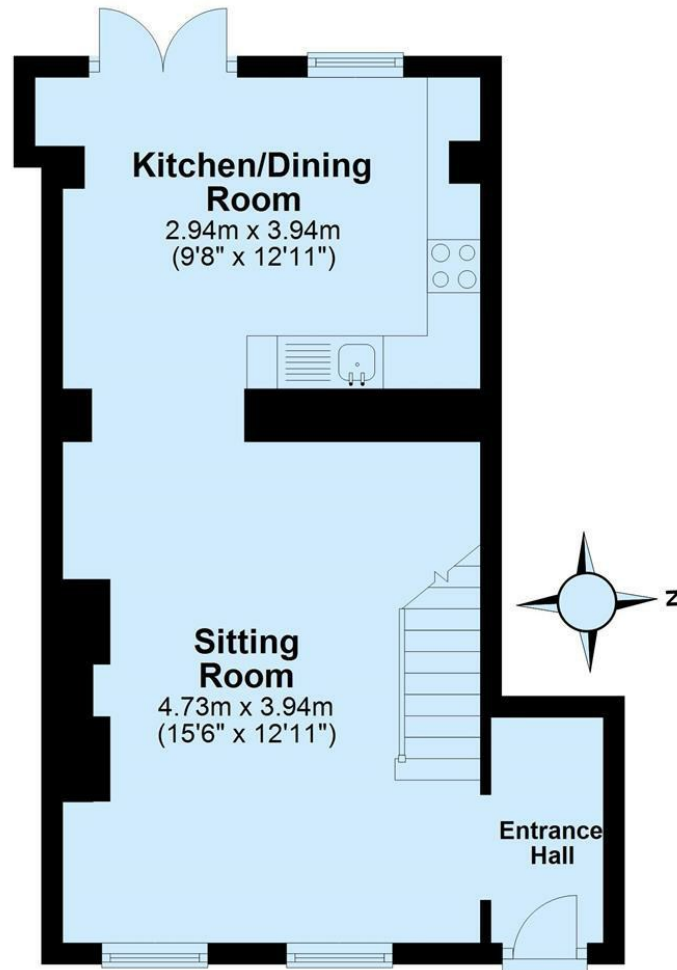
- Good Sized Lounge
- Gas C.H. & uPVC D.G
- Holding Deposit £253.00
- Deposit £1,265.00





## Ground Floor

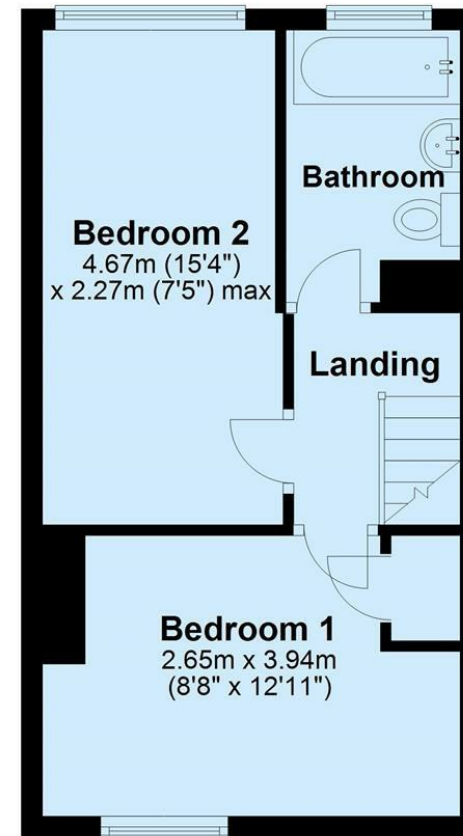
Approx. 34.8 sq. metres (374.9 sq. feet)



## 35 Old Road, Galampton

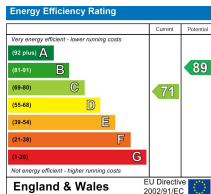
## First Floor

Approx. 29.6 sq. metres (318.2 sq. feet)



Current EPC Rating: C

Total area: approx. 64.4 sq. metres (693.1 sq. feet)



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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