



12 Station Hill, Brixham, TQ5 8BW
House - Terraced
£1,095 Per Month

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

A newly-refurbished, spacious & bright Fisherman's Cottage, situated within easy reach of the town centre and near Furzeham Green. There are many beautiful coastal walks all within walking distance including the old WWII Battery Gardens and take the paths down to Fishcombe and Churston Cove.

The property enjoys spacious accommodation briefly comprising lounge, brand-new modern kitchen with plumbing for full size dishwasher and washing machine, separate dining area with access to rear Courtyard. On the first floor there is a good size double bedroom, single bedroom and brand-new family bathroom. The second floor allows for a single bedroom or useful study.

Agents Note: The landlord is in the process of obtaining a new EPC to account for the significant energy improvement works that have been carried out, such as a brand-new A-rated Worcester boiler and extensive insulation of the top floor bedroom.

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



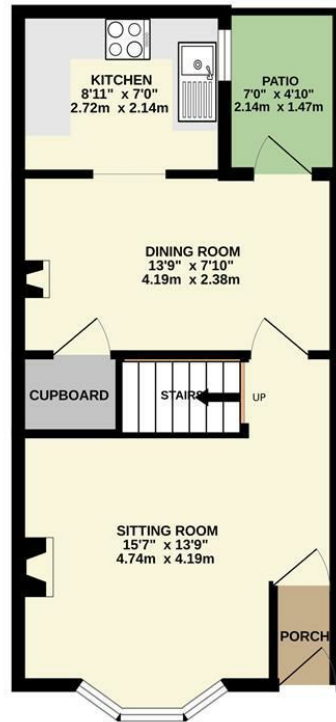
- Refurbished 2/3 Bedroom Fishermans Cottage
- Small Rear Courtyard
- UPVC Double Glazing
- Holding Deposit £252.00

- Modern Kitchen with separate Dining Room
- Gas Central Heating with new Worcester boiler (2026)
- Torbay Council Band C
- Deposit £1263.00

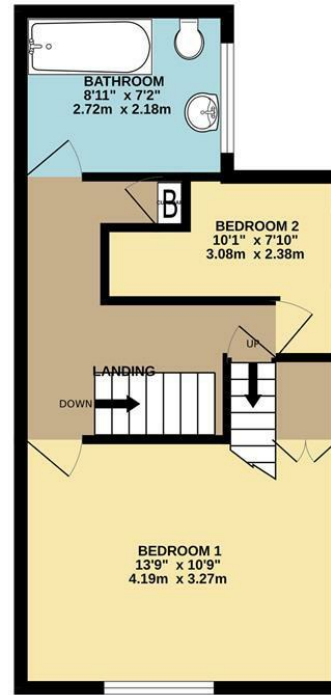




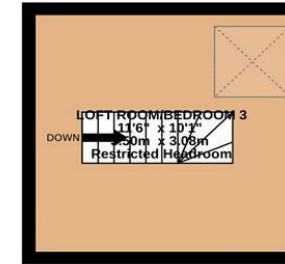
GROUND FLOOR



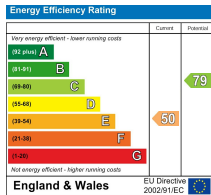
1ST FLOOR



2ND FLOOR



Current EPC Rating: E



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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