



2 Ocean View Crescent, Brixham, TQ5 0BE  
Apartment - First Floor  
£850 Per Calendar Month

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

A bright and light first-floor, two-bedroom apartment offering superb countryside and sea views across Torbay to the front. Positioned on the outskirts of Brixham, the apartment provides easy access to the other Torbay towns via Hillhead, with the picturesque villages of Kingswear and Dartmouth just a short drive away. A nearby bus stop offers convenient transport links to St Mary's Square and Brixham town centre. The apartment is located on the first floor and has its own entrance via a communal walkway. A ground-floor communal garden area to the side of the block offers an ideal outdoor space.

Inside, the apartment opens into an entrance hallway with a useful storage cupboard. The main living area is of excellent proportions. A large half-square bay window provides stunning views across the surrounding countryside and out towards Torbay. The kitchen, located just off the living area, is also a generous size and there are two bedrooms. Available mid to late March.

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: A

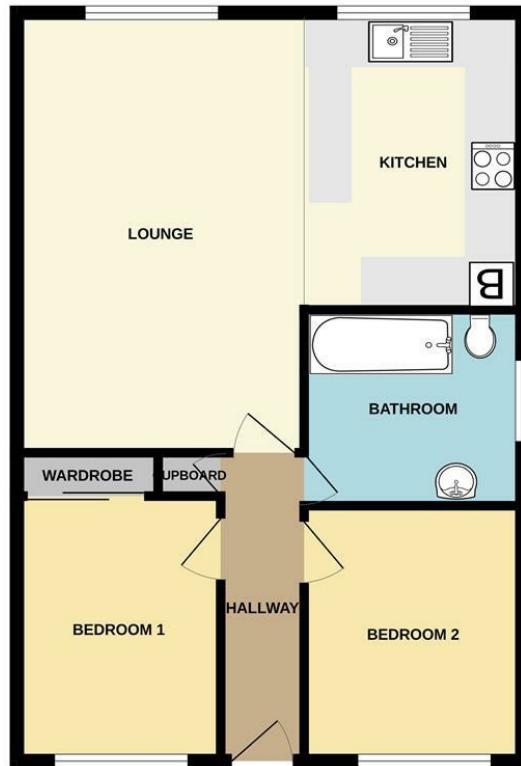


- Two Bedroom First Floor Apartment
- Residents Permit Parking
- Gas Central Heating
- Deposit £980.00

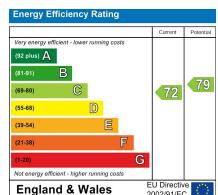
- Countryside and Sea Views
- UPVC Double Glazing
- Holding Deposit £196.00
- Council Tax Band A







Current EPC Rating: C



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 and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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