



44 Eden Park, Brixham, TQ5 9LS
House - End Terrace
£1,200 Per Calendar Month

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

A spacious END OF TERRACE THREE BEDROOM HOUSE. There is a dual aspect 24' Lounge/Dining Room with patio doors leading onto the rear garden. archway leading to a galley style Kitchen. The first floor features three double size Bedrooms and a spacious Bathroom with separate shower enclosure. Gas fired central heating and UPVC framed double glazing are installed. To the front there is brick paver parking area leading to an Integral Garage and to the rear is a low maintenance enclosed garden. The House is situated adjacent to Eden Park primary school with Brixham town centre and harbour approximately one mile away.

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

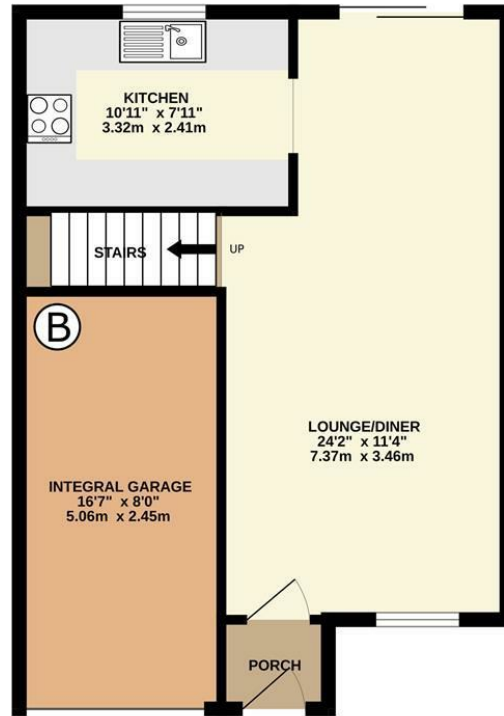


- A 3 Bedroomed End Terraced House
- Gas Central Heating
- Garage & Driveway Parking
- Holding Deposit £276.00
- Lounge/Diner and Fitted Kitchen
- uPVC Double Glazing
- Council Tax Band C
- Deposit £1,380.00

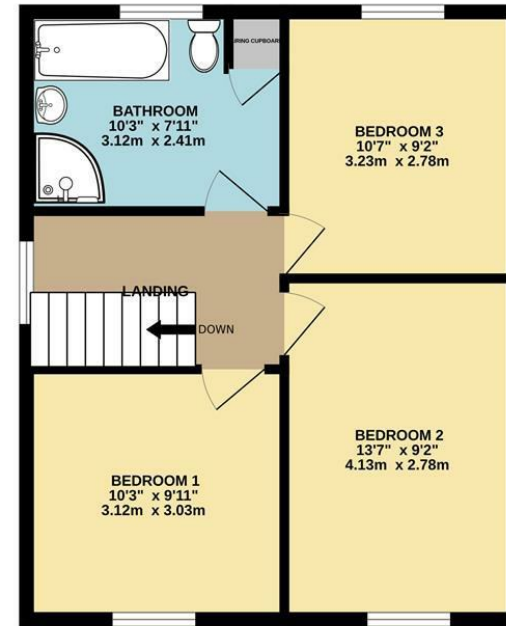




GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



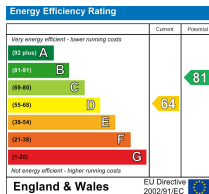
1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.1 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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