



28 North Hill Close, Brixham, TQ5 8RX
Coachhouse
£750 Per Calendar Month

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

A 1 bedroomed Coach House with a GARAGE and PARKING SPACE set on a popular private estate in Furzeham. The development is ideally located for Brixham harbour and town centre which are just half a mile away and there are very useful local amenities at Pillar Avenue which are just a short, level walk away.

The property has been modernised and upgraded to a high standard and benefits from a newly fitted kitchen with built-in oven and hob, newly fitted shower room plus new floor coverings. The property benefits from gas central heating and uPVC double glazing. The accommodation briefly comprises of living room and newly fitted kitchen both benefitting from an open outlook over the lawned communal area outside. The main bedroom has a built in cupboard/wardrobe and a newly fitted shower room/wc.

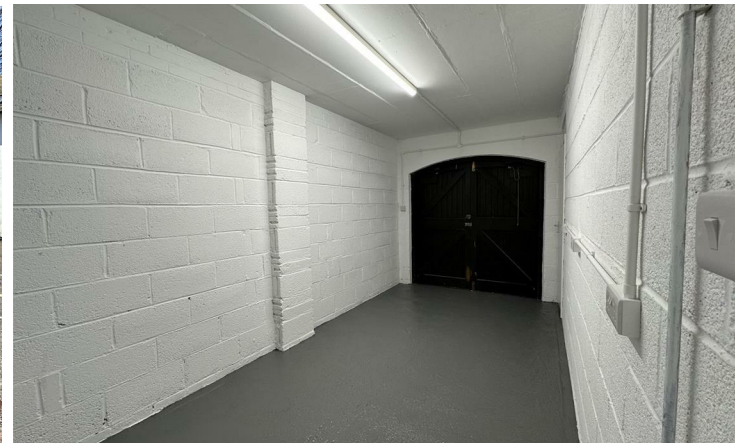
The integral garage - a particular feature of the property is accessed from the entrance hall, and has a separate storage cupboard. There is also a separate allocated parking space directly in front of the garage making the space versatile convenient.

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

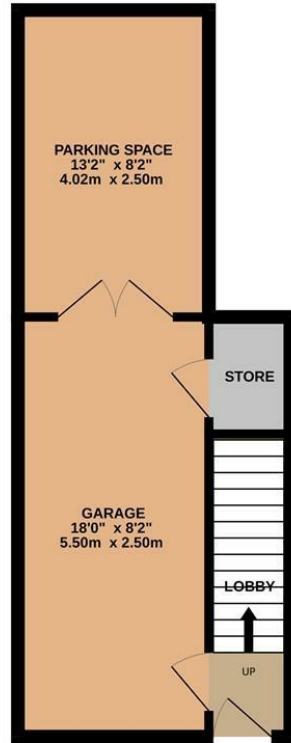


- Super One Bedroom Coach House
- Gas Central Heating & Double Glazing
- Convenient Location
- Holding Deposit £173.00
- Garage and Allocated Parking Space
- Newly Fitted Kitchen & Shower Room
- Council Tax Band A
- Deposit £865.00





GROUND FLOOR
319 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 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: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C	70	70
	D		
	E		
	F		
Not energy efficient - higher running costs	G		

England & Wales
EU Directive 2002/91/EC

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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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