



7 Bolton Court, Windmill Hill, Brixham, TQ5 9DR
Flat
£900 Per Month

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

The apartment is bright and spacious with open-plan lounge/kitchen/diner. Large windows allow natural light to pour in. The modern fitted kitchen complements the space perfectly with integrated appliances.

The principal bedroom is a generously sized double room with built-in storage. The second bedroom is perfect to use as a guest room, child's bedroom or home office. A contemporary bathroom fitted with a modern suite including a bath with shower over, vanity storage and stylish tiling.

Further benefits include double glazing throughout, allocated parking and easy access to nearby shops, schools and local bus routes.

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

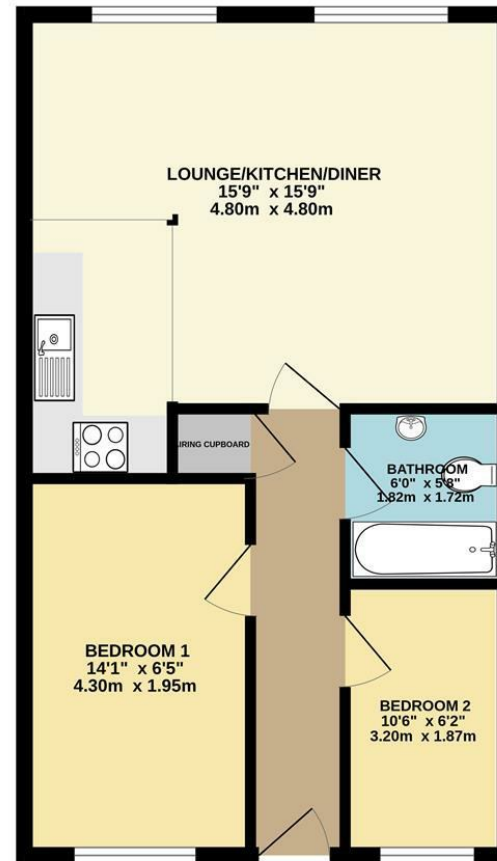


- A 2 Bedroom First Floor Flat
- Open Plan Modern Property
- Electric Heating
- Deposit £1,038.00
- Allocated Parking Space
- Upvc Double Glazed
- Holding Deposit £207.00
- Council Tax Band A

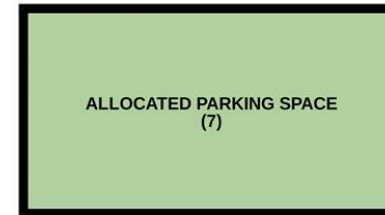




ENTRANCE LEVEL
499 sq.ft. (46.3 sq.m.) approx.



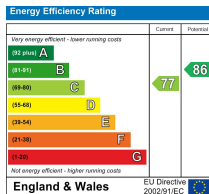
OUTSIDE
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA: 499 sq.ft. (46.3 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.
Made with Metropix 62026

Current EPC Rating: C



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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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