

6 Cross Park, Brixham, TQ5 9LZ
House - Detached
£1,500 Per Calendar Month

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

A spacious 3/4 bedroom family home situated on a corner plot offering a good sized front and side lawned gardens, a private rear patio area and a garage and driveway.

The accommodation briefly comprises entrance porch, hallway, spacious lounge/dining room with patio doors leading out onto the rear patio area, a separate dining room/bedroom 4, good sized kitchen enjoying outlook over the rear patio area and rear access door. On the first floor are 3 double bedrooms, family bathroom and separate WC.

The property benefits from double glazing and gas central heating. An internal viewing is highly recommended.

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: D

4 1 1

- 3/4 Bedroom Detached Property
- Family Bathroom & Separate WC
- Spacious Lounge/Dining Room
- Deposit £1,730.00
- Garage & Driveway
- Double Glazing & Gas Central Heating
- Holding Deposit £346.00
- Council Tax Band D









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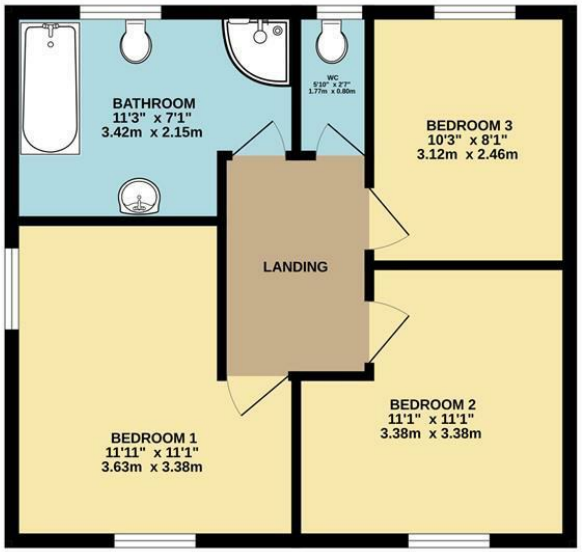
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GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



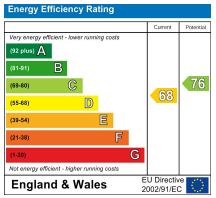
1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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: 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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