



Flat 2, Kelvin Court Overgang Road, Brixham, TQ5 8AR
Flat - First Floor
£695 Per Calendar Month

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

A modern one-bedroom apartment having been refurbished in recent years and with some of the best views available and close to the harbour & new fish market.

The property is accessed via a few steps leading to walkway to the front door, the entrance hallway is spacious and gives access to all rooms. The living room is open plan to a very stylish modern kitchen area, which enjoys the fantastic panoramic sea and harbour views. There is a shower room and bedroom which services the property off of the entrance hall. The heating is provided by high quality electric radiators and there is UPVC double glazing throughout. The property is available now and comes unfurnished/part furnished or fully furnished.

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

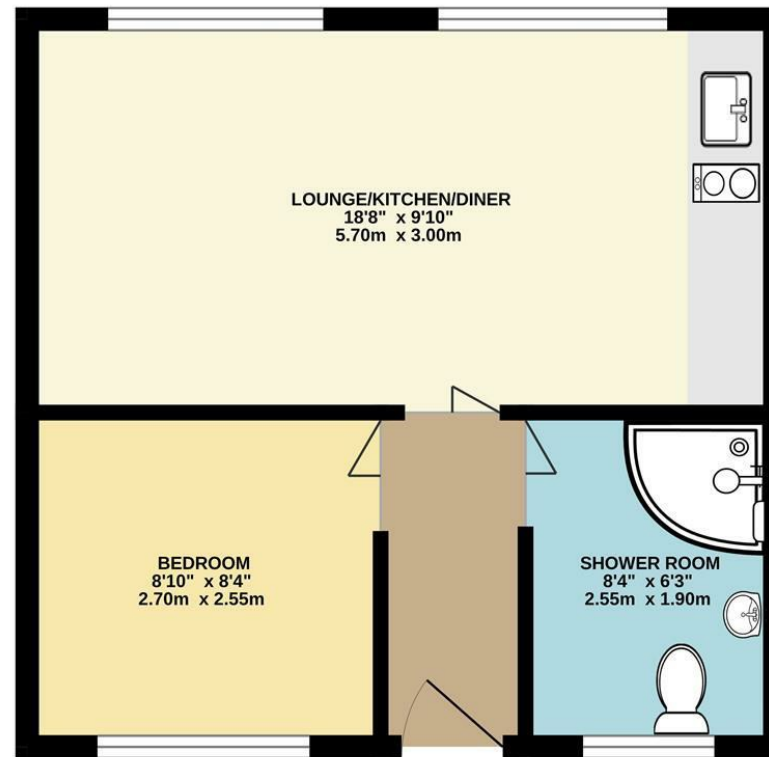


- 1 Bedroom Apartment With Impressive Harbour Views
- Modern Kitchen & Modern Shower Room
- Available As Furnished Or Unfurnished
- Deposit £800
- Modern Open Plan Living
- UPVC Double Glazing & Electric Heating
- Holding Deposit £160
- Council Tax Band A





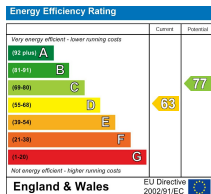
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 341 sq.ft. (31.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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