



7 Clennon Court Castor Road, Brixham, TQ5 9PX
Apartment - Third Floor
£850 Per Calendar Month

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

A spacious and light-filled top-floor apartment with open views, allocated parking and communal gardens, ideally located within a short, level walk of the town, harbour and marina. The block is conveniently positioned on the level, just minutes from the town's main shopping areas, harbour and marina, with a useful Spar convenience store located further along Castor Road.

Accessed via a communal entrance and stairwell, Flat 7 opens to a generous landing area. The kitchen features a rear-aspect uPVC double-glazed window and is fitted with modern units, there is a dual aspect living room, 2 bedrooms and a modern bathroom/wc. Further benefits include electric heating, uPVC double glazing and an allocated private off-road parking space. A communal clothes drying area provides outside space.

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



- 2 Bedroomed Top Floor Apartment
- uPVC DG & Electric Heating
- Central & Convenient Location
- Holding Deposit £196.00
- Allocated Off Road Parking
- Communal Gardens
- Council Tax Band A
- Deposit £980.00



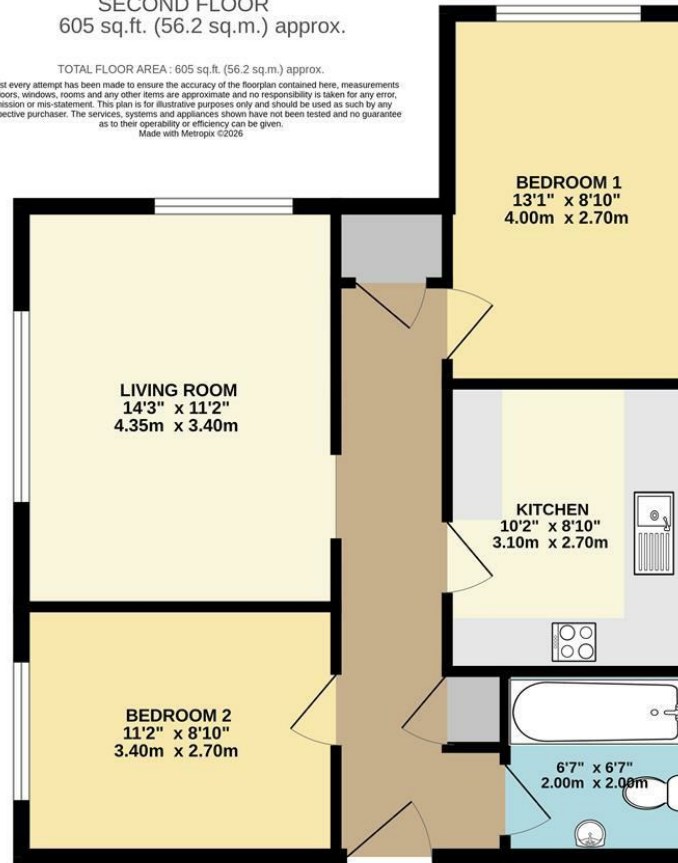
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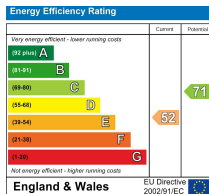
SECOND FLOOR 605 sq.ft. (56.2 sq.m.) approx.

TOTAL FLOOR AREA : 605 sq.ft. (56.2 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: E



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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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