



11 Park Court, Heath Road, Brixham, Devon, TQ5 9AX
House - Terraced
£1,250 Per Calendar Month

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

A modernised 3 bedroom town house, built in the early 1960s, enjoys a courtyard/mews arrangement with attractive communal gardens to the front and a private patio garden to the rear. The property includes a modern fitted kitchen with built-in oven and hob, modern fitted bathroom/wc, uPVC double glazing and energy efficient electric heating. There are communal parking facilities to the front and rear of the development.

Conveniently located for buses to the town centre and waterfront and within easy reach of Berry Head country park, Breakwater Beach and the lido at Shoalstone. Access from either Heath Road or Wall Park Road. Wall Park Road is the closest to number 11.

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: C



- 3 Bedroomed Town House
- Modern Fitted Kitchen and Bathroom/wc
- Private Rear Courtyard
- Holding Deposit £288.00

- Good Size Open Plan Living Accommodation
- Level Location With Bus Service To Hand
- Council Tax Band C
- Deposit £1442.00

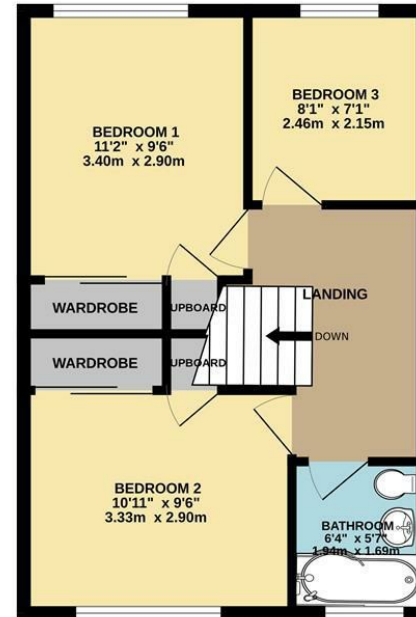




GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



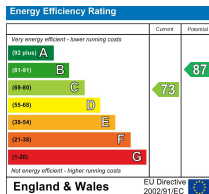
1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 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



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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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