



1 Ferrymans View, Hillhead, Brixham, TQ5 0BL
House - End Terrace
£1,300 Per Calendar Month

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

Situated within a sought-after gated community just outside Brixham in South Devon, this attractive home enjoys a peaceful setting while remaining perfectly positioned between Kingswear and Dartmouth, Brixham harbour, and the exciting Noss on Dart Marina development.

Inside, the property provides flexible and comfortable accommodation arranged over three floors. On the ground floor, there are three bedrooms, one of which enjoys direct access to the landscaped rear garden through patio doors. This level is served by a well-appointed family bathroom.

The first floor features a bright open-plan kitchen and living area designed to make the most of the surrounding scenery. From the living space there are pleasant views across the rolling fields of Hillhead, while the spacious kitchen to the rear enjoys glimpses back towards Brixham and the sea beyond, stretching towards the English Channel. The top floor hosts a further double bedroom, complemented by a shower room with WC.

Outside, the landscaped rear garden has been designed with low maintenance in mind. The property also benefits from a dedicated parking space and a single garage, conveniently located in a nearby block directly opposite the rear gate, offering valuable additional storage or secure parking. The property is available part 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: E



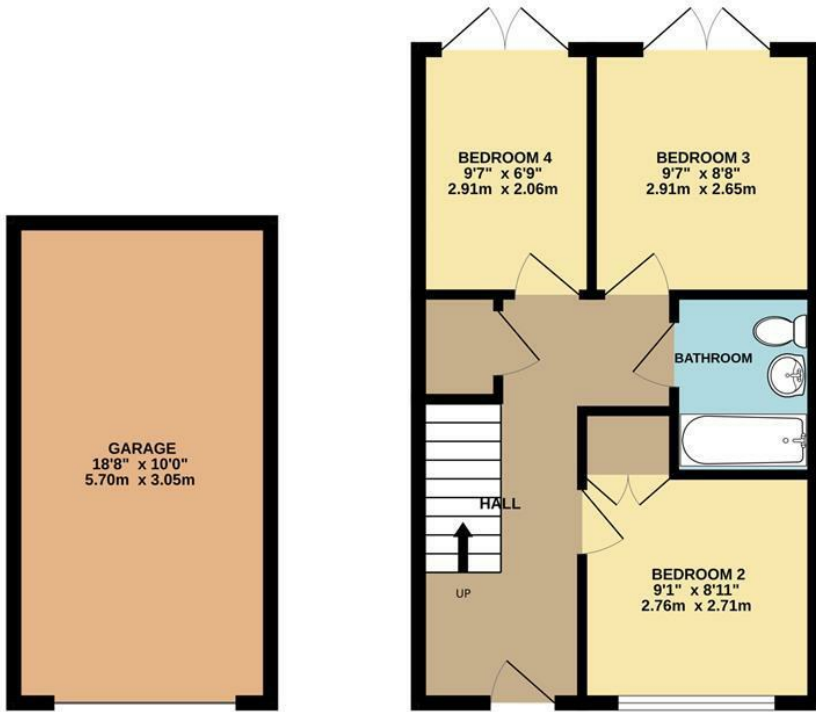
- Four-Bedroom End Terraced Cottage
- Views of Countryside
- Large Open Plan Lounge/Diner & Kitchen Area
- Holding Deposit £300
- Dedicated Parking Space and Garage Included
- Family Bathroom & En Suite Shower Room
- South Hams Council Tax Band E
- Deposit £1,500



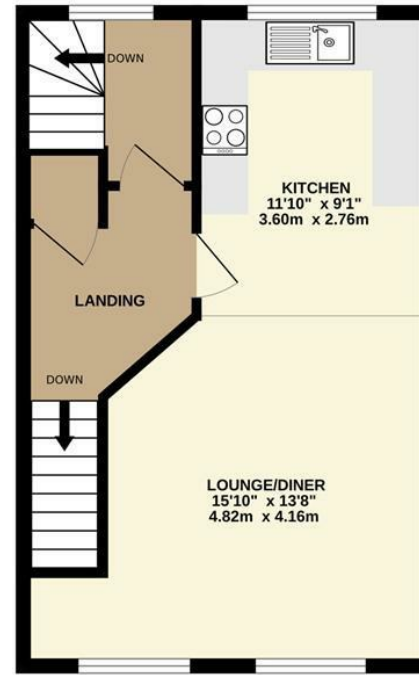
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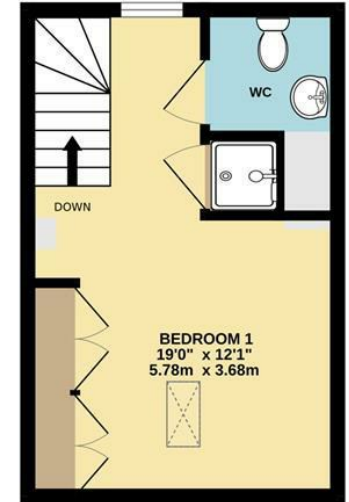
GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR
229 sq.ft. (21.3 sq.m.) approx.

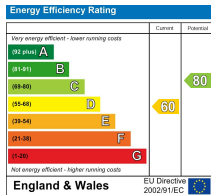


TOTAL FLOOR AREA : 1211 sq.ft. (112.5 sq.m.) approx.

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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