

12 Vigilance Avenue, Brixham, TQ5 9FL

House - Detached

£1,300 Per Calendar Month

boycebrixham

email lettings@ljboyce.co.uk call 01803 856112

Nestled in the popular area of Vigilance Avenue, Brixham, this modern detached house offers a delightful blend of comfort and convenience. With three bedrooms, this property is perfect for families or those seeking extra space. The layout includes a welcoming lounge, modern fitted kitchen/dining room with built-in oven and hob and access through to the rear conservatory which gives access to the level rear garden.

On the first floor are 3 bedrooms, the main bedroom has the added advantage of an en suite shower room plus there is a family bathroom/wc. The property benefits from uPVC double glazing and gas central heating. The enclosed level rear garden is a lovely feature, providing a lawned area plus a paved patio ideal for alfresco dining and access to the garage which is located at the rear of the property can be found just off the garden. Available December.

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

3 2 2

- Modern 3 Bed Detached House
- Conservatory, Cloakroom & En Suite
- Garage & Level Garden
- Holding Deposit £300.00
- Lounge & Modern Kitchen/Diner
- uPVC D.Glazing & Gas C.Heating
- Council Tax Band D
- Deposit £1,500.00









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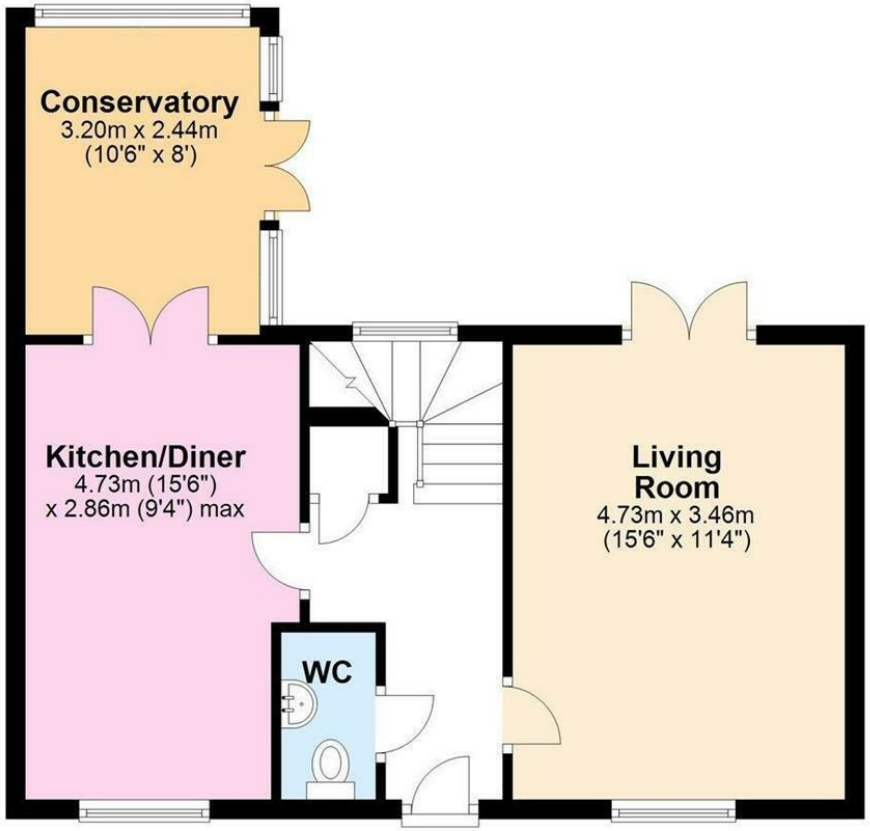




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Ground Floor

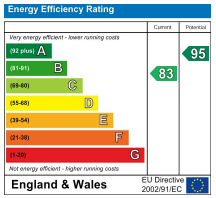


First Floor



Approx
Plan produced using PlanUp.

Current EPC Rating: B



Find us on

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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