

7 Somerset Court Mount Pleasant Road, Central Area, Brixham, Devon, TQ5 9RX
Flat - Purpose Built
£950 Per Calendar Month

boycebrixham

email lettings@ljboyce.co.uk call 01803 856112

A purpose built 2 bedroom flat perched over Brixham town centre, with a panoramic outlook from All Saints Church across to the Harbour, Marina and Torbay. A light and bright flat with its own private entrance from Mount Pleasant Road, which has on street parking.

The flat has a modern fitted kitchen, bathroom, lounge and two good size bedrooms.

The flat has the benefit of a large part covered patio terrace, with stairs down to a good size level garden.

There are steps immediately down to the main street (Fore Street) with restaurants and amenities to hand and then just a short walk to the Harbour.

Agents Note - The EPC has been booked, the Council Tax is currently a Business and will be converted to Residential - both will be updated in due course. No pets allowed due to Building Lease

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: Exempt**

2 1 2

- Garden Level Apartment - 2 Good Size Bedrooms
- Electric Heating
- Enjoying a Private Sun Terrace
- Council Tax Band - TBC
- Panoramic Harbour and Bay Views
- UPVC Double Glazing
- Deposit £1096.00
- Holding fee £219.00









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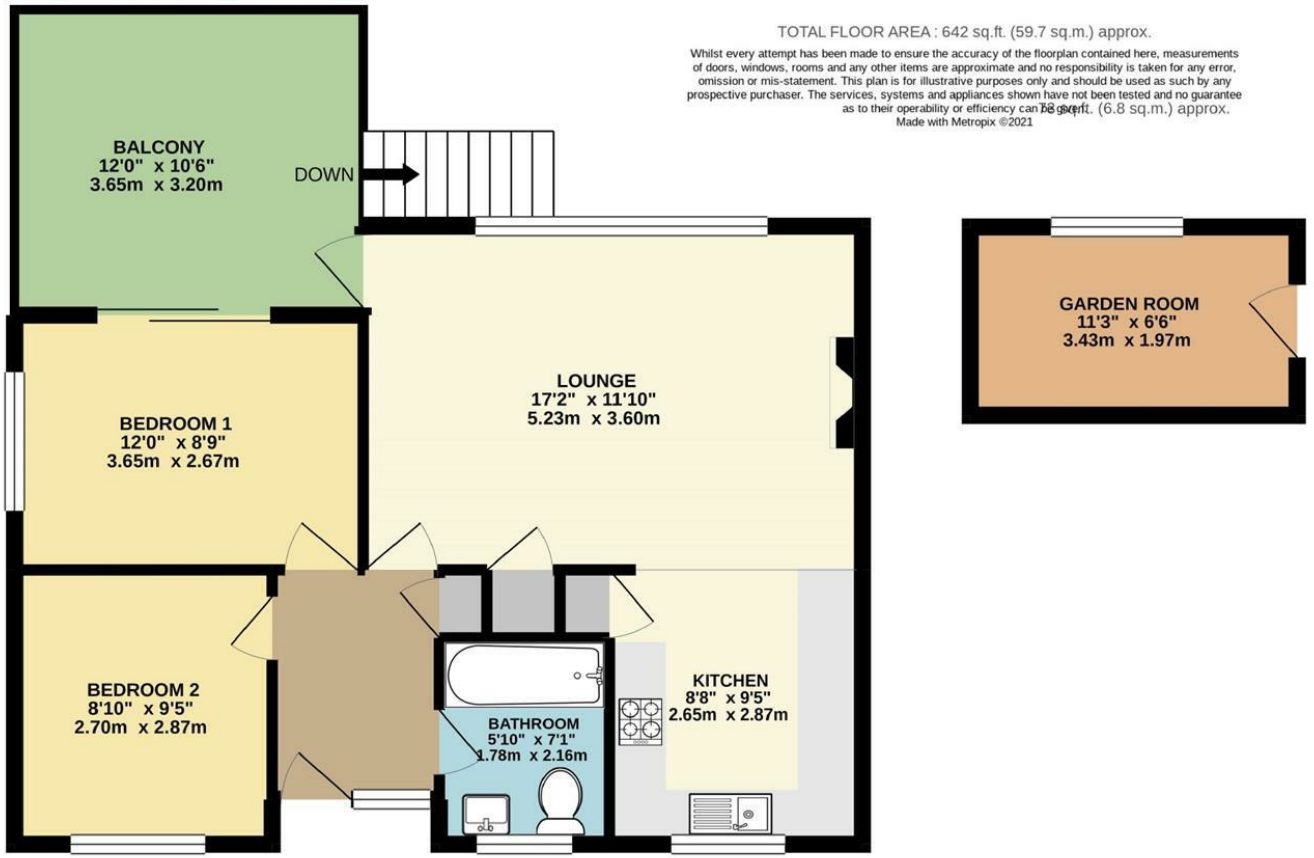





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570 sq.ft. (52.9 sq.m.) approx.



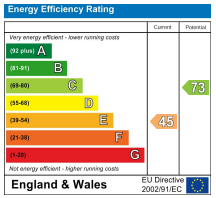

TOTAL FLOOR AREA : 642 sq.ft. (59.7 sq.m.) approx.

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.

73 sq.ft. (6.8 sq.m.) approx.

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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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