



21 Penpethy Road, Brixham, TQ5 8NW
Bungalow - Detached
£1,100 Per Calendar Month

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

A well presented 2 bedroomed link-detached bungalow located in a popular residential area. The accommodation briefly comprises reception hall, lounge, modern fitted kitchen/dining room and 2 bedrooms, the kitchen/dinning room has two doors leading out to the large level lawned rear garden and a shower room/wc. The property benefits from gas central heating, UPVC double glazing, garage and driveway parking.

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



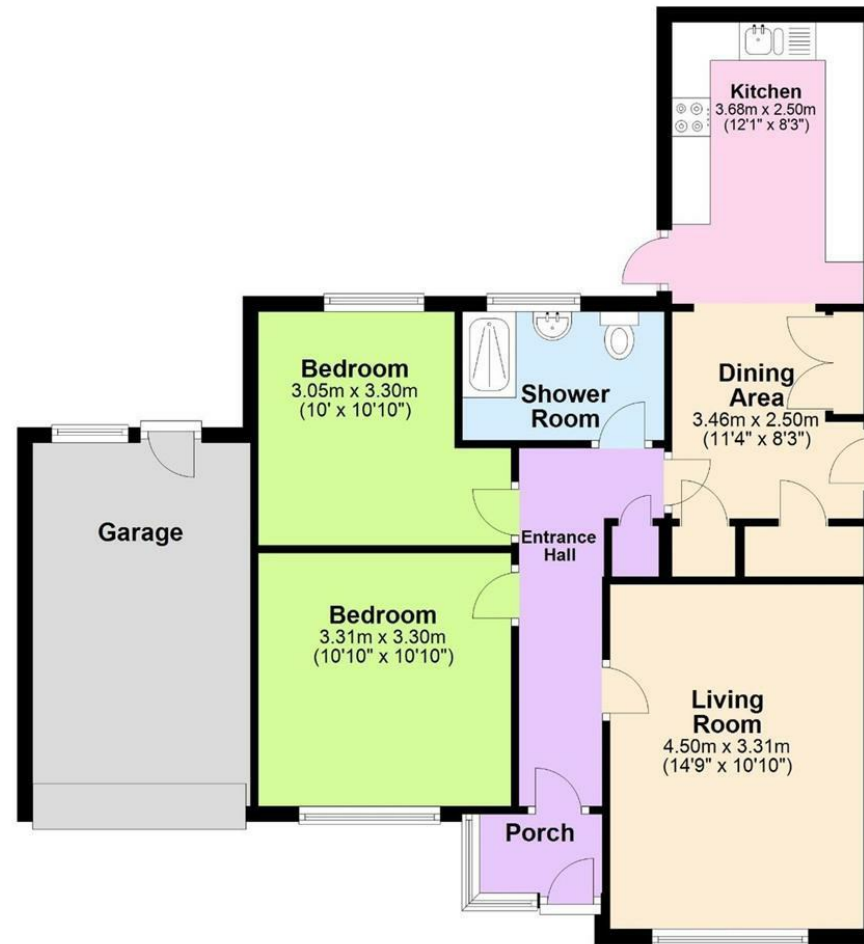
- 2 Bedroomed Link-Detached Bungalow
- Large Level Rear Garden
- Garage & Driveway
- Holding Deposit £253.00
- Modern Kitchen/Dining Room
- UPVC Double Glazing & Gas Central Heating
- Deposit £1,269.00
- Council Tax Band C





Ground Floor

Approx. 81.1 sq. metres (873.3 sq. feet)



Total area: approx. 81.1 sq. metres (873.3 sq. feet)

Approx
Plan produced using PlanUp.

Current EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D		64	83
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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