



41 Hill Park Road, Brixham, TQ5 9EU
House - End Terrace
£1,200 Per Month

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

A well maintained three-bedroom end-of-terrace house, ideally situated to take full advantage of picturesque coastal walks at Berry Head Country Park. Conveniently positioned to access various amenities, including the highly regarded Brixham Academy, Church of England Primary School, Admiral Swimming Pool, and Brixham Rugby Club.

The accommodation briefly comprises entrance vestibule, modern fitted kitchen/dining room with a useful utility room/wc. There is an extended living room with access onto the level, low maintenance rear garden. On the first floor there are 3 bedrooms and a bathroom/wc. The front garden has been laid to block paving allowing for parking for several vehicles and the rear garden is laid to lawn with a patio area to enjoy alfresco dining. The property benefits from gas central heating and uPVC double glazing.

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: B



- Modern 3 Bedroomed Terraced House
- Level Rear Garden
- Gas C.Heating & uPVC D.Glazing
- Holding Deposit £276.00
- Open Plan Kitchen/Dining Room
- Off Road Parking
- Council Tax Band B
- Deposit £1,380.00

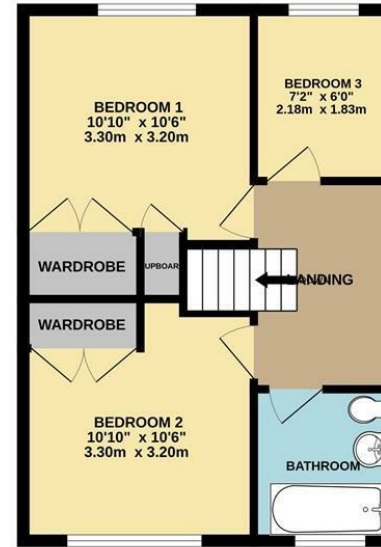




GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



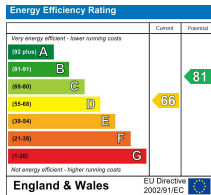
1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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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