

34b Fore Street, Brixham, TQ5 8DZ
Flat - First Floor
£850 Per Calendar Month

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

This first floor flat is approached via an external staircase. The accommodation has been well mainted and briefly comprises open plan lounge/dining/kitchen which benefits from modern units and built-in oven and hob. There are 2 bedrooms and a modern fitted shower room/wc. The property benefits from modern electric storage heating and double glazing. Unfortunately the property does not have any parking or outside space. No Pets due to restrictions in the lease.

Located a few meters away from the vibrant waterfront and Brixham's harbour, close to hand are a terrific choice of restaurants, cafés, pubs and central shops.

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

2 1 1

- 2 Bedroomed First Floor Flat
- Open Plan Lounge/Kitchen
- Electric Heating
- Holding Deposit £196.00
- Central Location
- Modern Shower Room/wc
- Council Tax Band B
- Deposit £980.00









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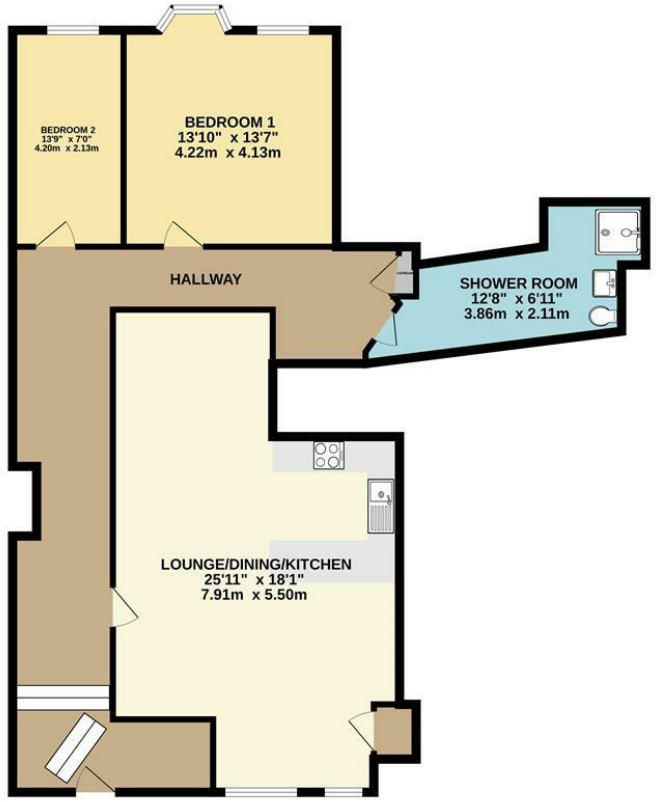




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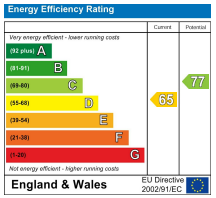
FIRST FLOOR FLAT
1202 sq.ft. (111.7 sq.m.) approx.



TOTAL FLOOR AREA : 1202 sq.ft. (111.7 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.
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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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