



Wendy Cottage, 107 Milton Street, Brixham, Devon, TQ5 0AS
House - End Terrace
£995 Per Calendar Month

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

A well presented Grade II listed cottage, situated on Milton Street, the property enjoys a convenient and highly accessible position within Brixham with a regular bus services provide direct connections to neighbouring Kingswear and Dartmouth. Close by, St Mary's Square offers a local Spar.

On the ground floor you enter the living room, with an inner hallway leading through to the generous kitchen diner, which enjoys pleasant views overlooking the rear garden. The ground floor also features a spacious bathroom. On the first floor there are 2 bedrooms. While the property does not benefit from off-road parking, on-street parking in the area is available. The property further benefits from double glazing and gas central heating via a combi boiler,

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



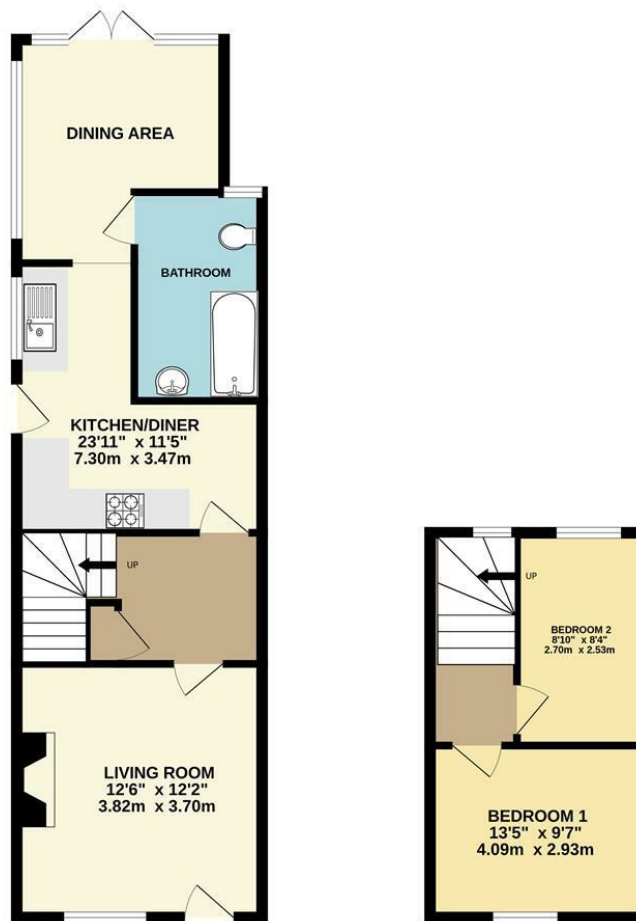
- Grade II Listed Cottage
- Gas Central Heating
- Level Cottage Style Rear Garden
- Holding Deposit £229.00

- Lounge, Dining Room & Fitted Kitchen
- Ground Floor Bathroom/wc
- Council Tax Band B
- Deposit £1,145.00





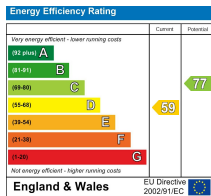
GROUND FLOOR
754 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 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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