



46 Overgang Road, Brixham, Devon, TQ5 8AR  
House - Terraced  
£1,300 Per Calendar Month

**boyce**brixham  
email [lettings@ljboyce.co.uk](mailto:lettings@ljboyce.co.uk) call 01803 856112

This superb property enjoys an enviable location just steps away from the picturesque waterfront, marina, and vibrant atmosphere of the harbour and fish quay. Conveniently situated within walking distance of all amenities.

The property has been well maintained boasting a living room and modern fitted kitchen on the ground floor, on the first floor there is a double bedroom with ensuite and family bathroom/wc and 2 further bedrooms, 1 with ensuite can be found on the 2nd floor. There is a space saver staircase which leads to a useful loft room ideal as an office. Outside there is a courtyard area to the rear which doubles up as a parking space. The property benefits from gas central heating.

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**



- 3 Bedroomed Period Cottage
- Living Room & Modern Fitted Kitchen
- Parking/Courtyard To The Rear
- Holding Deposit £300.00
- Two En Suite's + Family Bathroom
- A Stone's Throw From The Water's Edge
- Council Tax Band B
- Deposit £1500.00



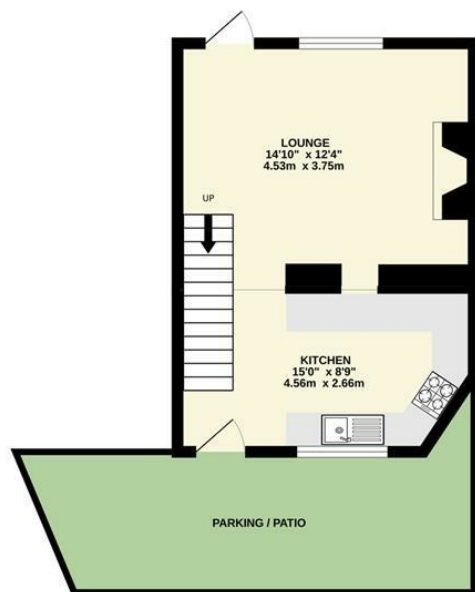
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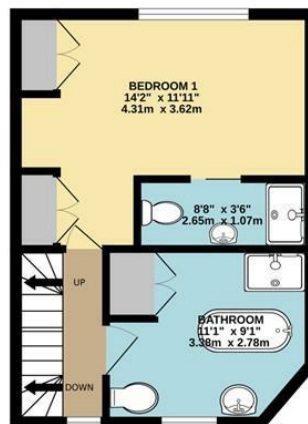


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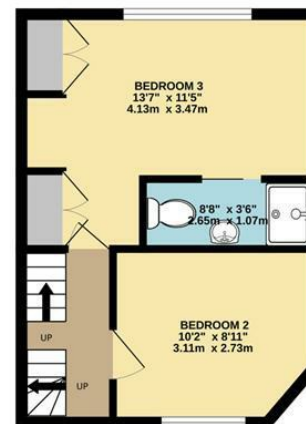
GROUND FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



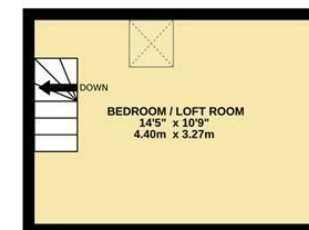
1ST FLOOR  
300 sq.ft. (27.8 sq.m.) approx.



2ND FLOOR  
300 sq.ft. (27.8 sq.m.) approx.



3RD FLOOR  
160 sq.ft. (14.9 sq.m.) approx.

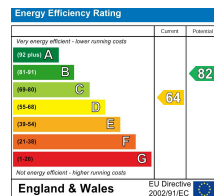


TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.

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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