



Flat 3, The Pump House Beach Approach, Brixham, TQ5 8JL
Apartment - Third Floor
£925 Per Calendar Month

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

A spacious two bedroom top floor apartment, which is nestled in the heart of Brixham and only a few steps away from the main harbourside. The property benefits from a modern, spacious, open plan kitchen/dining/living room with bi-folding doors leading out onto a balcony area with open views down through Beach Approach and the harbour, integrated appliances and oak worktops. There are two bedrooms with the principle bedroom benefiting from an en suite and the second bedroom features a Juliet balcony, a main bathroom and a light and spacious hallway with vaulted ceiling. AVAILABLE OCTOBER.

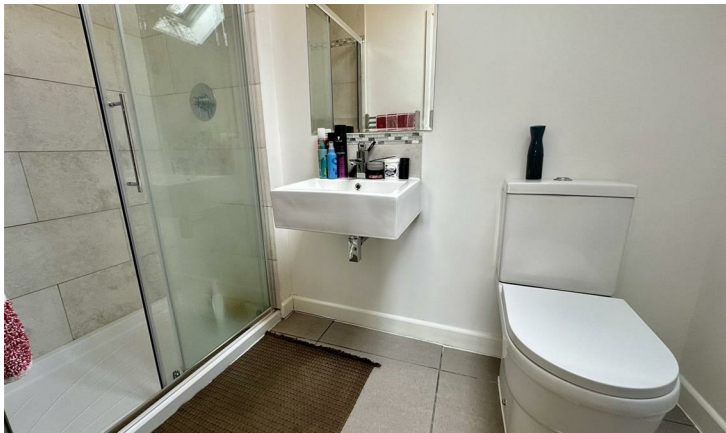
In order to qualify for a tenancy, the total annual income between tenants is a minimum of 30 times the monthly rent. A holding deposit of one week's rent secures the property whilst we process referencing. This is used towards your first months rent when tenancy starts. Should you fail referencing or 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



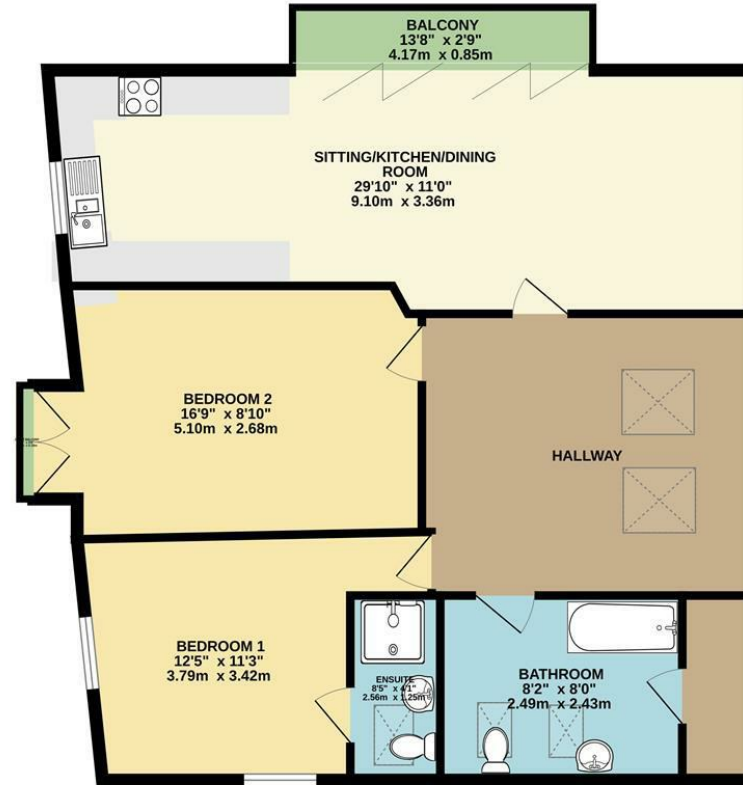
- Two Bedroom Top Floor Apartment
- En Suite & Family Bathroom
- Balcony With Views
- Deposit £1,065.00

- Modern Kitchen With Integrated Appliances
- Spacious Open Plan Living/Kitchen/Dining Area
- Holding Deposit £213.00
- Council Tax Band B



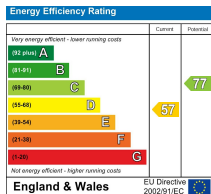


TOP FLOOR
1007 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA: 1007 sq.ft. (93.5 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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