



15 Burton Street, Brixham, Devon, TQ5 9HT  
House - Semi-Detached  
£1,300 Per Calendar Month

**boyce**brixham  
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A well presented and deceptively large semi-detached period house situated about 1/2 a mile from Brixham town centre and harbourside, with it's vibrant atmosphere and abundance of shops and bars. With a quirky layout split across several mid-levels. There are two excellent sized bay fronted double bedrooms on the ground floor, with a central staircase taking you to the living accommodation on the first floor. A very light and bright space with a large, bay-fronted lounge/dining room to the front and breakfast room, kitchen and family bathroom to the rear. The lounge is a very cosy room with feature stone fireplace and flows well from the the dining space before, again with a feature fireplace.

The kitchen is modern and of high quality, with a smart skylight attracting even more daylight, and opening out through french doors to the rear courtyard. The breakfast room makes for a useable, social space which is light and bright, and makes way for a characterful staircase leading up the 4th bedroom or perfect home-office/study space. The family bathroom is also off of the breakfast room and there is also a separate WC to service the living spaces. The master bedroom, also located on the first floor is a super room, a good sized double, with plenty of storage and a smart, ensuite shower room just off.

Outside, the rear courtyard is a private and very sunny space off the kitchen. There are steps down to a locked utility room/store and the store/workshop, with access directly out to Burton Street.

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: D**



- Spacious & Charming Victorian House
- Great Size Kitchen Breakfast Room
- Useful Store/ Secluded Gardens
- Deposit £1,500.00
- 3/4 Bedrooms, With Master En Suite
- Fabulous Lounge & Dining Room
- Holding Deposit £300.00
- Council Tax Band D





TOTAL FLOOR AREA : 1821 sq.ft. (169.2 sq.m.) approx.

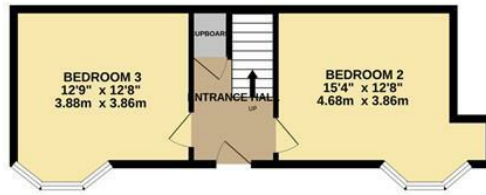
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR  
1024 sq.ft. (95.1 sq.m.) approx.



GROUND FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



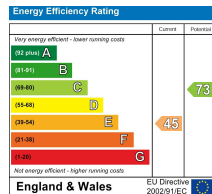
2ND FLOOR  
115 sq.ft. (10.7 sq.m.) approx.



OUTSIDE  
309 sq.ft. (28.7 sq.m.) approx.



Current EPC Rating: E



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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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