



Flat 15, Brook Court, 116 New Road, Brixham, TQ5 8BZ  
Flat  
£750 PCM

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



Located on New Road enjoying a level approach to the town centre and harbour. There is a local bus route connecting the town centre. Accommodation briefly comprises secure communal entrance with steps leading up to the first floor. Private front door opening into hallway, lounge with doors out onto the rear facing BALCONY, fitted kitchen, two bedrooms and a modern bathroom/wc. The property benefits from uPVC double glazing and gas central heating. Allocated Parking Space.

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: C



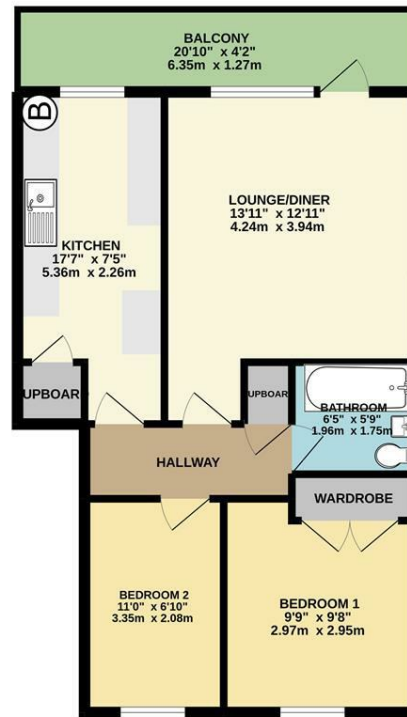
- First Floor Flat
- Lounge with Balcony
- Gas Central Heating
- Council Tax Band C
- Holding Deposit £173.00
- 2 Bedrooms
- Fitted Kitchen
- Allocated Parking Space
- EPC Rating C
- Deposit £865.00





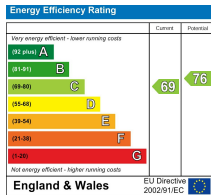


FIRST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 596 sq.ft. (55.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix C2022

Current EPC Rating: C



Find us on



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.

**boycebrixham**

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