



43 Milton Street, Brixham, Devon, TQ5 0BX  
Cottage - Terraced  
£930 Per Calendar Month

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



A 3 bedroom mid-terrace cottage set over 3 floors. There are 2 reception rooms and a cottage style kitchen on the ground floor, 2 bedrooms and shower room on the first floor and a 3rd bedroom on the second floor. The property benefits from gas central heating and double glazing. The property has a courtyard style garden to the front and rear. The property is within close proximity to a useful local Spar with Post Office and on a local bus route taking you into Brixham town centre or out to Kingswear / Dartmouth.

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 Character Cottage
- Gas Central Heating
- Courtyard Style Garden
- Holding Deposit £214.00

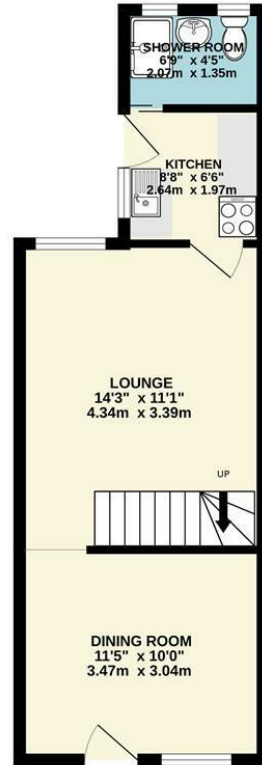
- 2 Reception Rooms & Cottage Style Kitchen
- uPVC Double Glazing
- Council Tax Band B
- Deposit £1,070.00



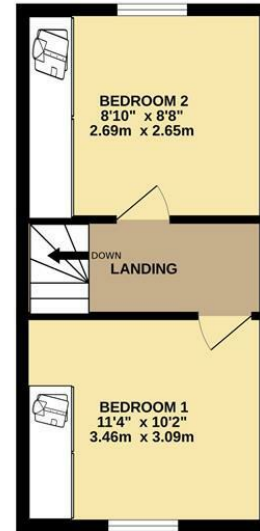




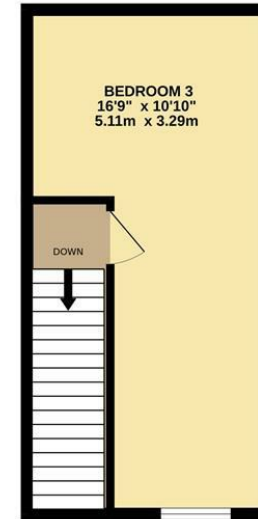
GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



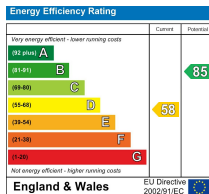
2ND FLOOR  
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 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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