



50 Moorings Reach, Brixham, TQ5 9TB  
Apartment - Third Floor  
£1,100 Per Calendar Month

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



A Three Bedroom Top Floor Apartment with Private Parking and Stunning views located on Moorings Reach which is an award-winning development, built around 25 years ago on the site of the famous Uphams Shipyard, which is widely hailed as the birthplace of the modern fishing industry. With its unbeatable marina, harbour and bay views, valuable parking space and super central location, it's easy to see why Moorings Reach is still so well regarded.

The property can handily be accessed via a communal and private front door. Commanding views are enjoyed from the Lounge/Dining Room, Bedroom and Balcony. There are three Bedrooms, Master Ensuite, Family Bathroom. The property benefits from UPVC double glazing and gas central heating. Outside, there is an allocated private parking space, a balcony with sea views and gated access out to Brixham Marina. The property comes furnished/part furnished or unfurnished. 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: F**



- Three Bedroomed Top Floor Apartment
- Family Bathroom & Master En Suite
- Private Gated Parking
- Deposit £1,265.00
- Stunning Views, Private Balcony
- Gas Central Heating & Double Glazing
- Holding Deposit £253.00
- Council Tax Band F

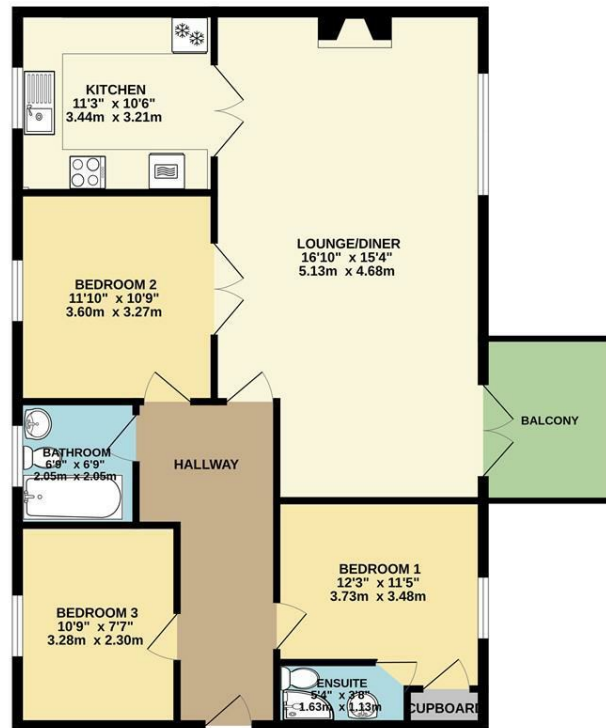


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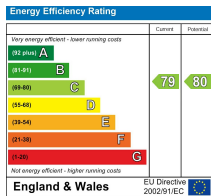


TOP FLOOR  
966 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.8 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 is given as to their operability or efficiency can be given.  
Made with Metropix i3025

Current EPC Rating: C



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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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