



4 Higher Copythorne, Brixham, TQ5 8QB  
Bungalow - Detached  
£1,150 Per Calendar Month

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

TWO BEDROOM DETACHED BUNGALOW. Having recently been renovated throughout, including new kitchen, new double glazing and a modern gas central heating system alongside a full decorative refurbishment.

Situated in the highly sought after area of Copythorne in Brixham. The property is well located for easy access into and out of the town with some magnificent countryside and coastal walks all within easy walking distance of the bungalow. There is also a bus service to hand on the road leading to Higher Copythorne.

The accommodation enjoys a good layout with a spacious main bedroom to the front and a good size square bay window enjoying the open view across Copythorne, the brand-new modern fitted kitchen is located towards the rear of the property and enjoys direct access onto the rear garden. A brand-new modern & stylish shower room services the property from it's central position off the hallway. There is a lawned front and rear garden plus driveway parking.

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



- Two Bedroom Detached Bungalow
- Sunny & Private Rear Garden
- Close To Town & Nearby Bus Route
- Deposit - £1,325.00
- Brand New Kitchen & Shower Room
- New Double Glazing & Heating System
- Holding Deposit - £265.00
- Council Tax Band - C



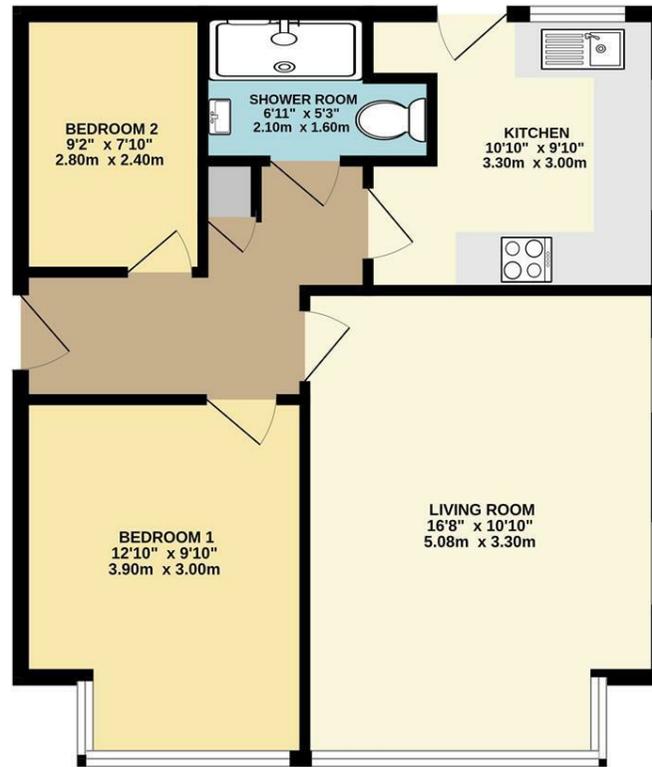
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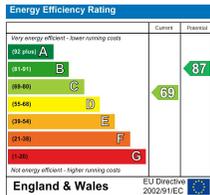
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GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.3 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: 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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