



Sandy Bottom Cottage, 46 Prospect Road, Brixham, Devon, TQ5 8HS  
House - Terraced  
£1,200 Per Calendar Month

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



Nestled in one of Brixham's most desirable harbour locations, this Fisherman's cottage offers panoramic views from every level and is brimming with character while retaining some of its original features, including beautiful old wooden beams.

The cottage features a gas central heating system, shaker style fitted kitchen and a Victorian-style bathroom. The open-plan living area serves as the social hub, perfectly positioned to take advantage of the stunning views and garden access. There are three double bedrooms, each offering ample space and character and the main one complete with its own en suite shower room. The Victorian-style bathroom features a four-piece suite, including a roll-top clawfoot bath and a shower cubicle. The cottage also includes multiple terraces, providing ample outdoor space and a parking space on the harbour. The cottage can come fully/part or unfurnished with viewings only available on Saturday 2nd, 9th or 16th August onwards for a September move in date.

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**



- Fisherman's Cottage With Panoramic Harbour & Sea Views
- Victorian Style Bathroom & En Suite
- Sunny Terrace With Sea & Harbour Views
- Deposit £1,380.00
- 3 Double Bedrooms
- 3 Terraces To Rear
- Holding Deposit £276.00
- Council Tax Band C



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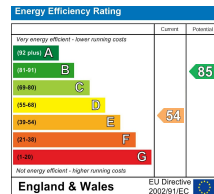


TOTAL FLOOR AREA : 783 sq.ft. (72.8 sq.m.) approx.

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 as to their operability or efficiency can be given.

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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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