



14 Elizabeth Avenue, Brixham, TQ5 0AY  
House - Terraced  
£1,250 Per Calendar Month

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



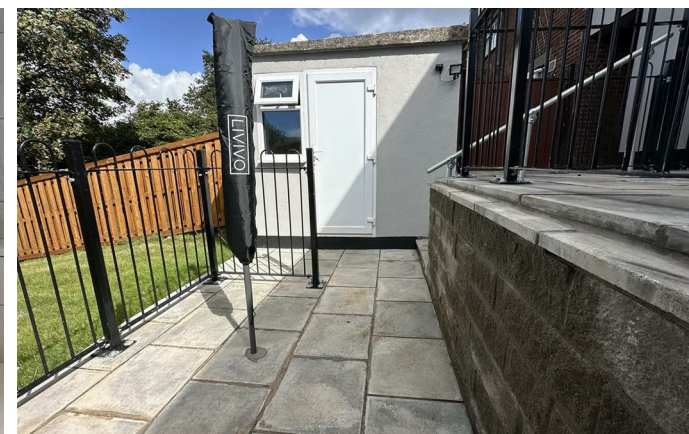
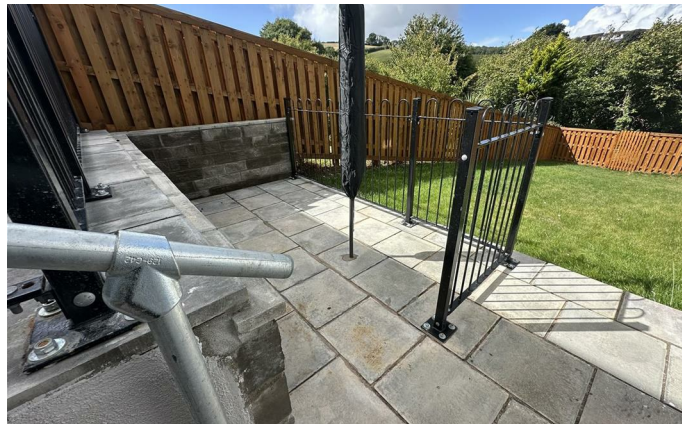
A newly refurbished 4 bedroomed family home located on the rural fringe of Brixham and perfectly positioned for easy access to Kingswear/Dartmouth, Paignton and Brixham town centers. There is a bus service to hand at the beginning of the cul-de-sac serving the whole local area. This 4 bedroomed end terraced house offers spacious accommodation comprising lounge, good sized kitchen/breakfast room and downstairs wc. On the first floor there are 4 bedrooms and a modern family bathroom. The property has gas central heating and uPVC double glazing. There is driveway parking for 2 vehicles to the front of the property (LL is in discussions with the council regarding lowering the kerb) and a good sized tiered rear garden offering two patio areas, a level lawned area and storage shed.

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.

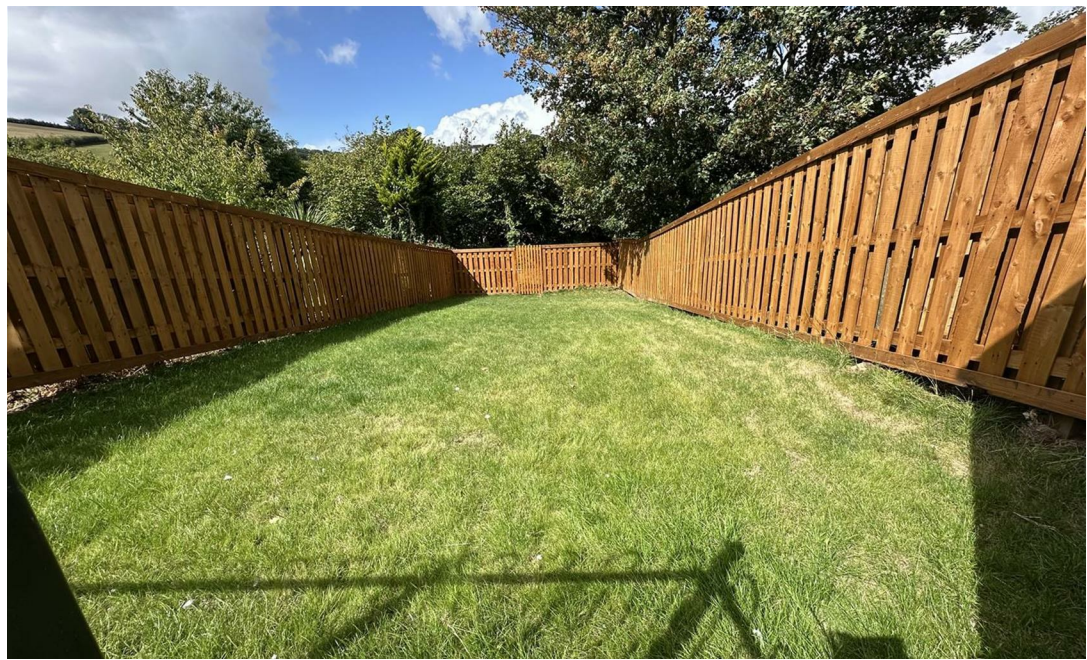
**Council Tax Band: B**



- Newly Renovated 4 Bedroomed House
- uPVC Double Glazing & Gas Central Heating
- Enclosed Rear Garden
- Holding Deposit £288.00
- Modern Kitchen & Bathroom
- Allocated Parking for 2 Cars
- Council Tax Band B
- Deposit £1,440.00



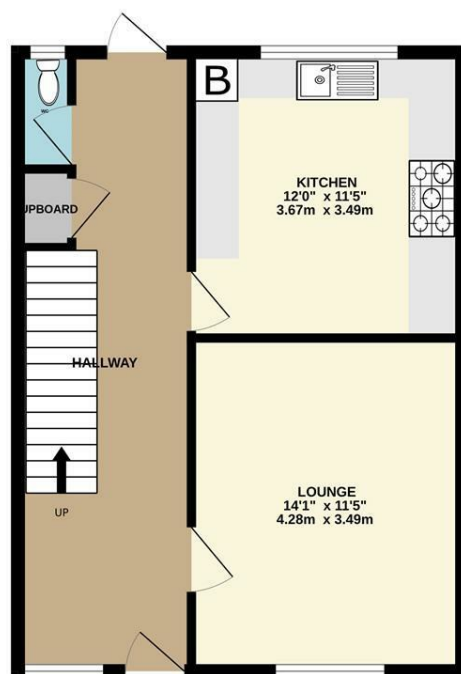




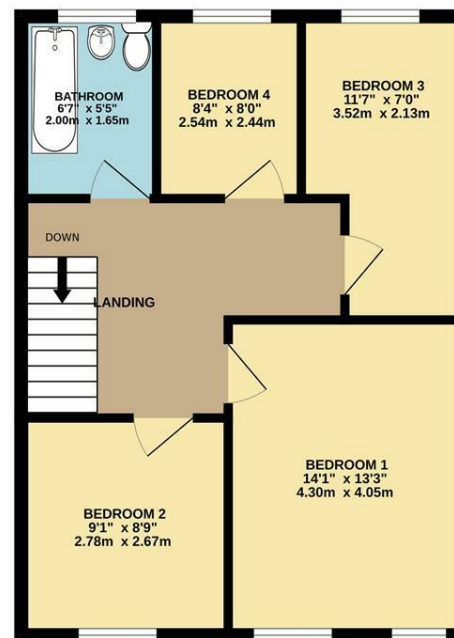
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GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



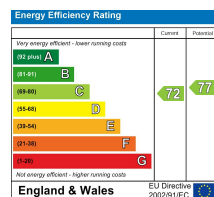
1ST FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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: 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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