



4 Holborn Road, Furzeham, Brixham, Devon, TQ5 8QU
House - Terraced
£1,200 Per Calendar Month

boycebrixham
email lettings@ljboyce.co.uk call 01803 856112

VIEWING CAPACITY REACHED A 4 bedroomed terraced house offering reception hall with downstairs cloakroom/wc, lounge, dining room and a superb kitchen/breakfast room to the rear allowing access onto the garden. On the first floor there are 2 bedrooms, main bedroom has an en suite plus a family bathroom/wc. On the second floor there are 2 further bedrooms. The rear garden enjoys a patio area just off the kitchen diner ideal for al fresco dining, and a lawned area. The property benefits from gas central heating. Available from June.

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.



- 4 Bedroom Terrace House
- Good Size Lounge & Dining Room
- Gas Central Heating
- Holding Deposit £276.00

- Family Bathroom, En Suite & Downstairs WC
- Smart Modern Kitchen Diner
- Council Tax Band C
- Deposit £1,384.00



Council Tax Band: C

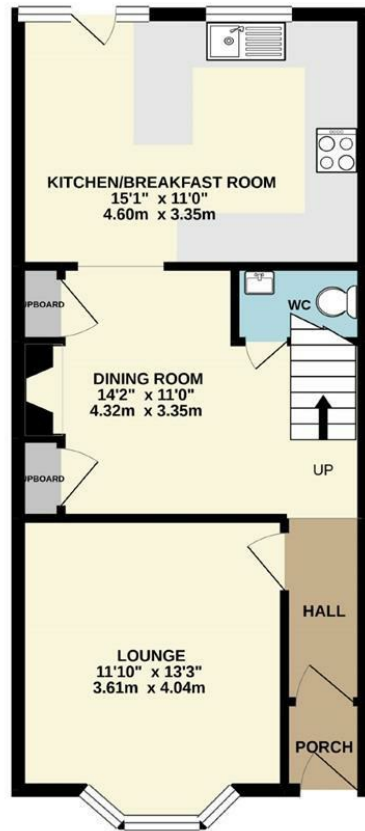


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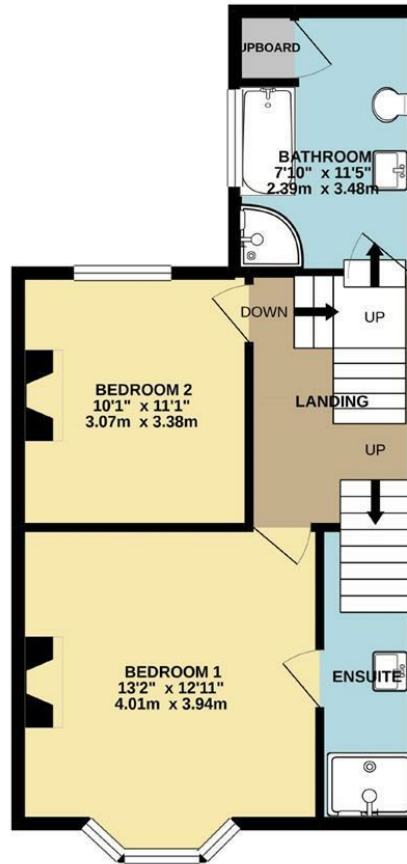


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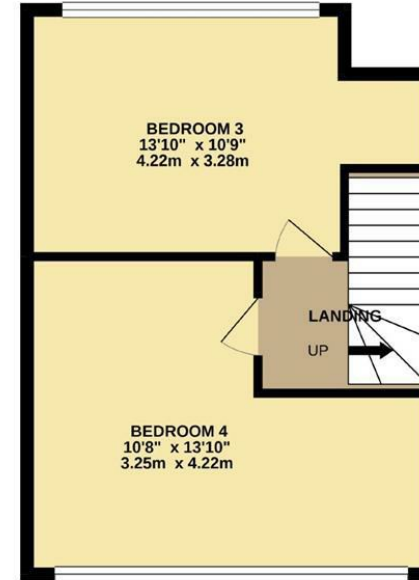
GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.3 sq.m.) approx.



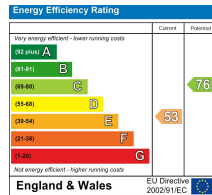
2ND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1434 sq.ft. (133.2 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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