



Apartment 2, Windward House Glenmore Road, Brixham, TQ5 9BT  
Apartment - First Floor  
£650 Per Calendar Month

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



This 1 bedroomed apartment has been recently refurbished to a high standard and briefly comprises private front door opening into a hallway which has a utility cupboard with plumbing for washing machine and space for tumble dryer, lounge/kitchen with built-in oven and hob. There is a double bedroom and a modern shower room/wc. The property benefits from electric heating and double glazing.

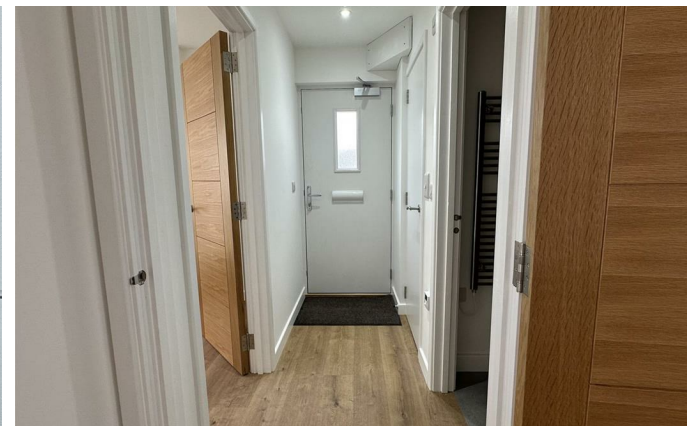
Perfectly placed for all that the port town of Brixham has to offer. Set back off the main road, Glenmore has minimal passing traffic which links directly to New Road then onto Fore Street which has the mainstay of Brixham's Shops and cafes along the pedestrian High street and opens out into the Harbour area, all of which is a level 5 minute walk away.

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.

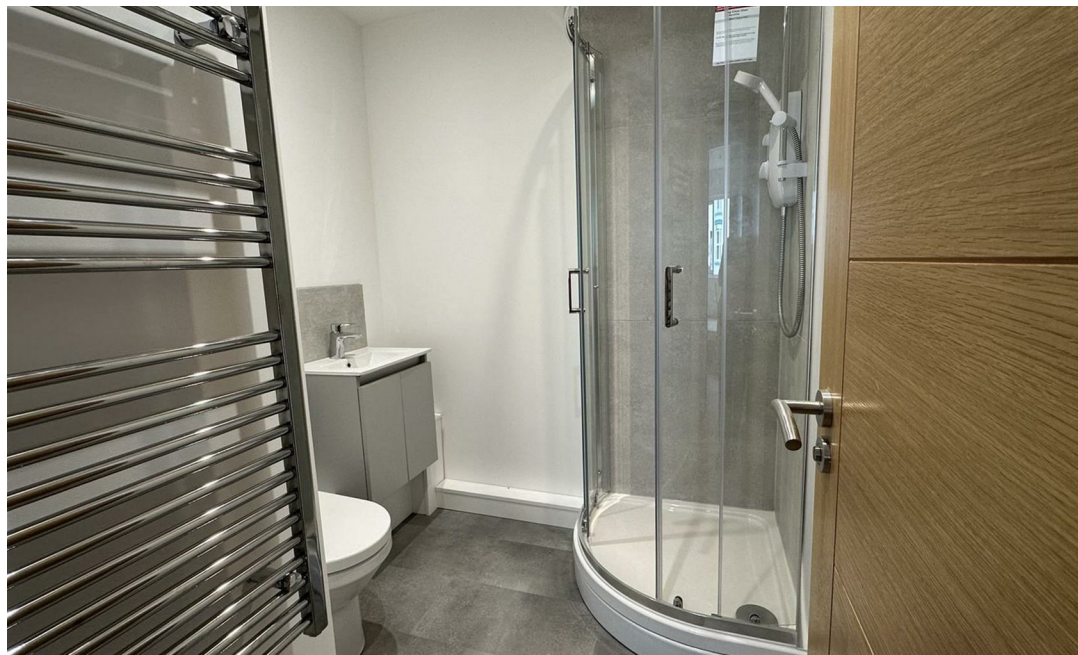
**Council Tax Band: A**



- Newly Refurbished 1 Bedroomed Apartment
- Modern Fitted Kitchen
- Modern Fitted Shower Room
- Holding Deposit £150.00
- Open Plan Living
- Electric Heating & Double Glazing
- Council Tax Band A
- Deposit £750.00



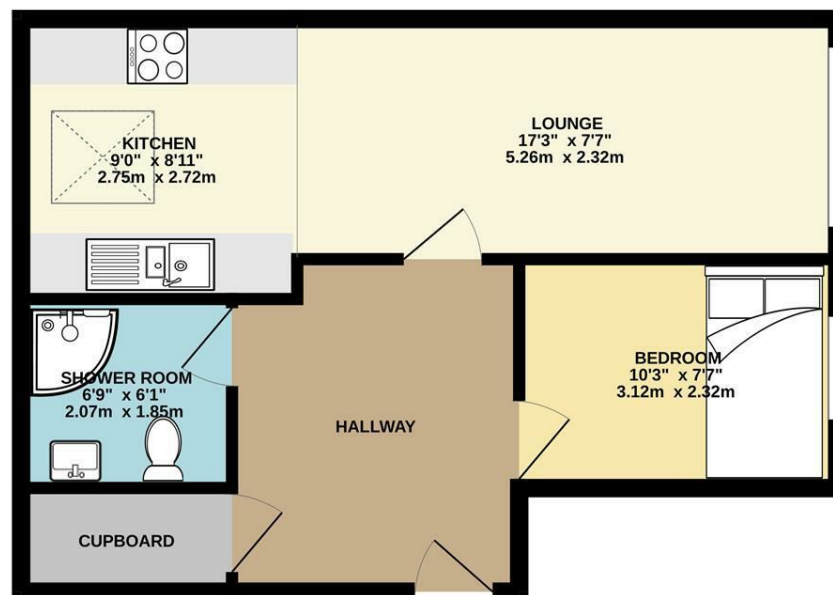
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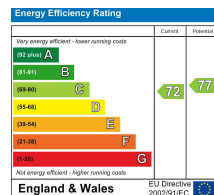
# GROUND FLOOR

445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 445 sq.ft. (41.4 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 for any prospective purchases. 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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