



5 Windmill Hill, Brixham, TQ5 9DR
House - Terraced
£850 Per Calendar Month

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

A charming Period Home situated in the Heart of Brixham with easy access to the town centre and water's edge. Situated off the main road with on street parking available nearby and within walking distance to the town centre and bustling harbour beyond. The accommodation benefits from an open plan living/kitchen/dining room with built-in oven and hob, 2 bedrooms, a loft room and bathroom/wc. The property benefits from gas fired central heating and a private bin store to the rear.

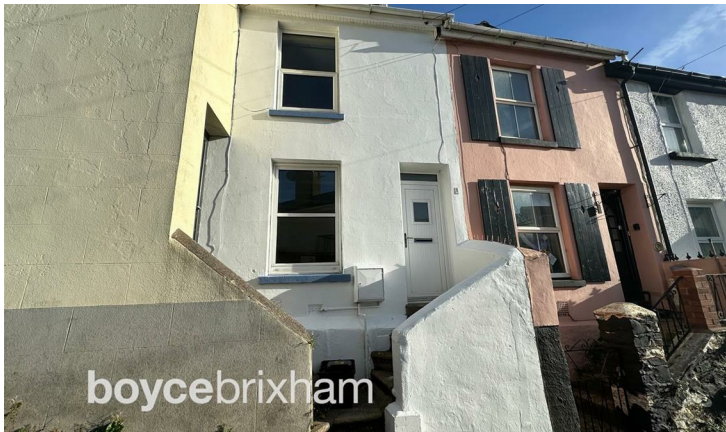
In order to qualify for a tenancy, the total annual income between tenants is a minimum of 30 times the monthly rent. A holding deposit of one week's rent secures the property whilst we process referencing. This is used towards your first months rent when tenancy starts. Should you fail referencing or 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



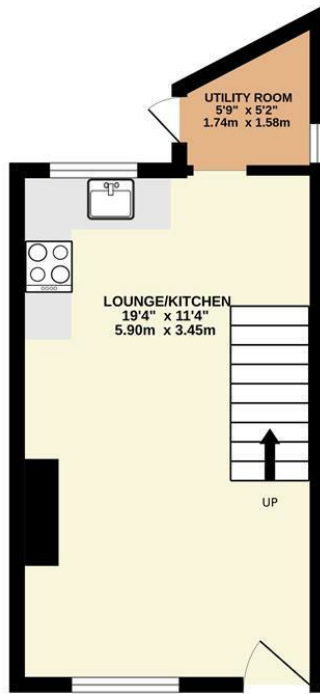
- Charming Two Bed Cottage
- Open Plan Lounge/Kitchen/Diner
- Useful Loft Room
- Deposit £980.00

- Within Walking Distance to Town Centre
- Gas Central Heating
- Holding Deposit £196.00
- Council Tax A

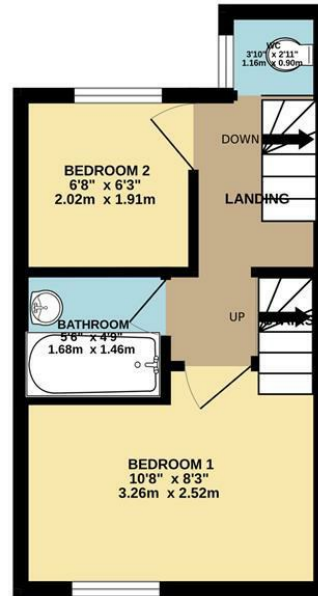




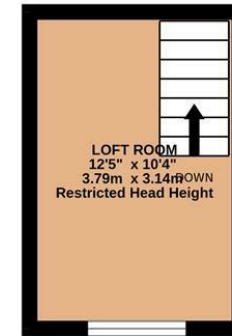
GROUND FLOOR
237 sq.ft. (22.0 sq.m.) approx.



1ST FLOOR
221 sq.ft. (20.5 sq.m.) approx.



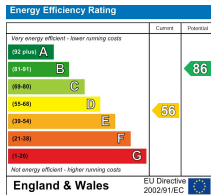
2ND FLOOR
94 sq.ft. (8.7 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.3 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: D



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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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