



Flat 2, 38 Fore Street, Brixham, Devon, TQ5 8DZ
Apartment - First Floor
£1,200 Per Month

boycebrixham

email lettings@ljboyce.co.uk call 01803 856112

A beautifully appointed, newly converted three-bedroom first-floor apartment in the very heart of Brixham's Fore Street. The apartment offers a wonderful sense of space, an abundance of natural light and a particularly appealing open-plan layout.

The accommodation centres around a superb open-plan kitchen, dining and living space, featuring beautiful herringbone-style flooring, natural timber columns and recessed lighting. The contemporary fitted kitchen boasts sleek cabinetry, integrated appliances and a substantial central island. An attractive timber and glazed partition adds architectural interest, whilst a particularly appealing feature is the covered loggia, providing a sheltered outdoor seating area overlooking Fore Street.

There are three well-proportioned bedrooms, each benefiting from built-in storage, attractive timber detailing and excellent natural light. The accommodation also includes a useful fitted study area, ideal for working from home. A beautifully finished shower room features elegant marble-effect tiling, a generous walk-in rainfall shower, contemporary countertop wash basin and bespoke timber vanity storage.

Occupying a prime position on Fore Street in central Brixham, the apartment is perfectly placed to enjoy the town's independent shops, cafés, restaurants and everyday amenities, all virtually on the doorstep. The picturesque harbour and waterfront are just a short stroll away, with beautiful coastal walks and the marina also within easy reach.

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 Converted First-Floor Apartment
- Open-Plan Living And Kitchen
- Convenient Central Location
- Deposit £1380.00

- Three Bedrooms With Built-In Storage
- Covered Loggia Overlooking Bustling Fore Street
- Holding Deposit £276.00
- Council Tax Band A



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Current EPC Rating: C

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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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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