



25 Penn Meadows, Brixham, TQ5 9PW
House
£1,100 Per Calendar Month

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

A 3 bedroom semi detached house found in a central and convenient location near many amenities. The Town Centre and Harbour area are approximately half a mile away.

Internally the accommodation comprises of a separate lounge and dining room with the kitchen's external door leading to a useful outhouse with plumbing and electricity currently used as a utility room. Upstairs there are 3 good sized rooms, 2 doubles and one proper sized single. There is also a separate bathroom with a separate WC. The property benefits from gas central heating and UPVC double glazing.

Outside the property offers a generous garden with occupying a corner plot, a driveway and garage.

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



- Three Bedroom Semi-Detached House
- Separate Utility & Outhouse
- Garage & Driveway Parking
- Deposit £ 1,269.00
- Two Reception Rooms
- Gas Central Heating & UPVC Double Glazing
- Holding Deposit £253.00
- Council Tax Band B

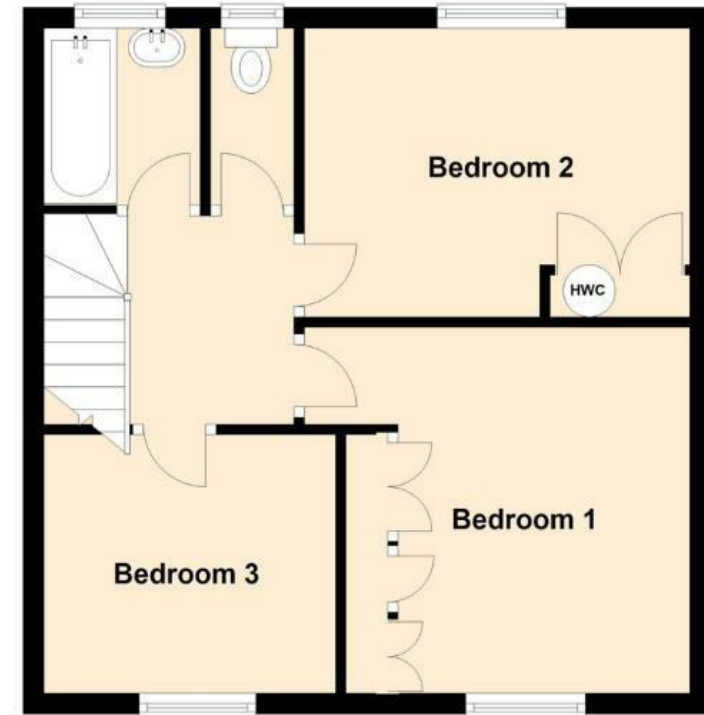




Ground Floor



First Floor



Current EPC Rating: D

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D	67	73
(49-54) E		
(39-48) F		
(21-38) G		
Not energy efficient - higher running costs		
England & Wales		

Find us on



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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