



14 Hartland Tor Close, Brixham, TQ5 0RE
House - Detached
£1,400 Per Calendar Month

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

Hartland Tor Close is a quiet residential cul-de-sac that can be found towards the top of the ever popular Summerlands development. This well presented detached 4 bedroomed house briefly comprises good sized reception hallway with access to all principle rooms. There is a very useful utility room with shower cubicle, ground floor study, triple aspect lounge with access to the rear garden and a modern fitted kitchen/dining room with Range style cooker. On the first floor there are four bedrooms and a family bathroom/wc.

Outside to the rear is a patio area that spans the width of the property and gives access to the parking area. There is an elevated lawned area leading to a higher seating area which enjoys an open outlook out to sea. There is parking for 2 vehicles to the front of the property and access to the side of the property leads to 2 further parking areas.

The property benefits from uPVC double glazing and gas central heating.

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: E



- 4 Bedroomed Detached House
- Study & Utility/Shower Room
- Good Sized Rear Garden
- Holding Deposit £323.00

- Lounge and Fitted Kitchen/Dining Room
- Gas Central Heating & Double Glazing
- Parking for 4 Vehicles
- Deposit £1,615.00



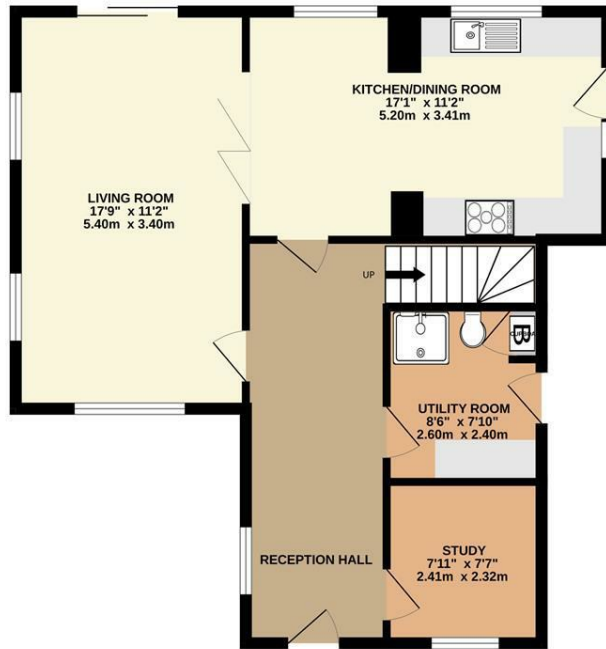
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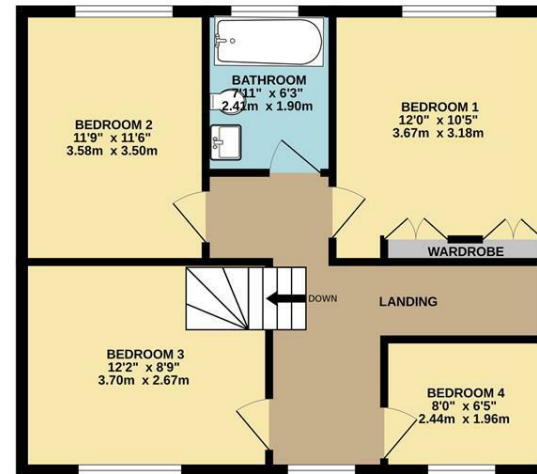




GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



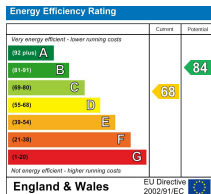
1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.6 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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